

MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Register of Iowa State University Capital Improvement Business Transactions for Period of February 23, 2001 through March 22, 2001

Date: March 12, 2001

Recommended Action:

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

Executive Summary:

Iowa State University requests approval of the program statement for the **North Campus Child Care Facility** project which would construct a new, modern child care facility in the University Village student apartment (family housing) community north of campus to replace the aging child care facilities located in West Pammel Court.

The University requests approval of a revised project budget (\$325,000) for the **Iowa State Center—Parking Lot Bus Terminal** project; the revised budget, which is an increase of \$50,000, includes construction of restroom facilities at the bus terminal.

Background and Analysis:

North Campus Child Care Facility

Source of Funds: Income from Treasurer's Temporary Investments

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		July 2000	Approved
Architectural Agreement (InVision Architecture)	\$ 163,200	Dec. 2000	Approved
Program Statement		March 2001	Requested

The construction of a new child care facility in University Village and the relocation of programs from the West Pammel Court facilities would improve the accessibility of child care services to the University community and provide a larger facility with greater capacity to meet the increasing demand for child care services. The estimated cost of the project is \$1.8 million.

The facility would consist of 10,742 gross square feet (7,512 net square feet) and would include space for the University Community Child Care, Comfort Zone (Sick Child Care Program), Child Care Resources Program, and the Child Care Coordinator.

The child care areas (5,265 net square feet) would house up to 88 children, in a daily child care setting, and would include six age-specific areas to house 8 infants, 12 pre-toddlers, 12 toddlers, 18 pre-schoolers, 20 school age children, and 18 children in a flex-care setting (ages 3 through 5). The flex-care program is a part-time child care service for use by University students only; students can contract for child care hours to accommodate their schedules. Additional child care areas in the facility would include a multi-use center to provide an open play space for use by all age groups, a full-service kitchen, and an office area for the director of the child care program.

The focus of the child care areas would be to provide a "homelike" environment, with rooms of different scale and activity levels to accommodate the wide range of the childrens' needs. The various rooms would be open to one another to encourage children to learn from more developed youngsters through observation and mimicry, and to facilitate supervision of adjacent spaces by the caregivers.

The Comfort Zone program (740 net square feet) would provide a safe, monitored environment for the care of up to six children who are too ill for the child care area; this service helps minimize disruptions to the activities of University students and staff. The area would include sufficient space to allow sick children to rest and play quietly, an isolation room to separate children with readily communicable diseases, an office area for the storage of children's medical records, and support spaces.

The Child Care Resources program (855 net square feet) works with child care providers in a three county area to increase the quality and quantity of child care services. The program provides parents with referrals to a variety of eligible child care centers, and offers resources for child care needs both at home and in a child care facility. The project would provide four private staff offices with a reception area, and a lending library for child care-related materials.

The Child Care Coordinator's office (150 net square feet) would provide a centrally-located, private office area for the coordination of all programs and functions related to child care at the University.

The child care facility would also include a number of shared support spaces (502 net square feet) consisting of a conference/work room, a break/meeting room, restrooms and a laundry room.

Subject to approval of the program statement, the University will evaluate options for the location of the child care facility in the north campus area. Options include both the conversion of an existing facility or construction of a new building.

The following is the space summary for the child care facility.

<u>University Community Child Care</u>		
Age-Specific Child Care Rooms (6)	3,720	
Multi-Use Center	520	
Reception/Waiting	300	
Kitchen	200	
Children's Restrooms	210	
Storage	165	
Director's Office	<u>150</u>	
Total		5,265 nsf
<u>Child Care Resources</u>		
Offices (4)	480	
Lending Library/Reception Area	<u>375</u>	
Total		855 nsf
<u>Comfort Zone (Sick Child Care Program)</u>		
Main Room	240	
Office	120	
Restroom	100	
Storage	100	
Isolation Room	80	
Food Preparation	50	
Entry	<u>50</u>	
Total		740 nsf
<u>Child Care Coordinator</u>		
Office	150	
<u>Shared Spaces</u>		
Conference/Work Room	240	
Break/Meeting Room	120	
Restrooms (2)	100	
Laundry	<u>42</u>	
Total		<u>502</u> nsf
Total Net Assignable Space		7,512 nsf
Total Non-Assignable Space (Maintenance, Mechanical/Electrical, Circulation)		<u>3,230</u>
Total Gross Square Feet		<u>10,742</u> gsf
Net-to-Gross Ratio = 70 Percent		

Iowa State Center—Parking Lot Bus Terminal

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget Architectural Selection—Schematic Design through Construction (Conway+Schulte Architects)	\$ 275,000 51,838	April 2000 July 2000	Approved Approved
Revised Project Budget	325,000	March 2001	Requested

This project would construct a bus terminal at the Iowa State Center parking lot for use by student, faculty and staff commuters who travel to campus from the Iowa State Center commuter parking lot via the Cy-Ride bus system. Approximately one-third of the 1,143 square foot facility would consist of an enclosed, heated area to provide shelter from winter weather conditions; the remaining area would consist of a protected, unheated shelter with limited weather protection.

The University requests approval of a revised project budget in the amount of \$325,000, an increase of \$50,000, to construct restroom facilities at the bus terminal. The University had previously indicated its plans to include restroom areas within the project scope. However, the actual costs for the construction of restrooms, and the associated sewer work, exceeded the original estimates. Despite the additional costs, the University wishes to include the restrooms to enhance utilization of the facility and better serve the student and faculty population.

The University reports that the bus terminal would house up to two restroom areas; the University has yet to determine whether this would include one unisex restroom, one male and one female restroom, or two unisex restrooms. Each restroom area would contain one toilet fixture and one lavatory; the University reports that this would be consistent with building code requirements for the building. The inclusion of restrooms in the bus terminal would require the installation of a small sewer line and lift station to connect with a nearby sewer main. This work would be required due to the location of the bus terminal in a low area within the parking lot.

The additional funds for the project would be provided by Parking System revenues, with no increase in the amount of funding provided from tuition revenues designated for student activities.

Project Budget

	Initial Budget <u>April 2000</u>	Revised Budget <u>March 2001</u>
Construction Costs	\$ 215,500	\$ 247,200
Professional Fees	47,000	73,000
Movable Equipment	3,000	0
Contingency	<u>9,500</u>	<u>4,800</u>
 TOTAL	 <u>\$ 275,000</u>	 <u>\$ 325,000</u>
 Source of Funds:		
Parking System Revenues	\$ 150,000	\$ 200,000
Tuition Revenue Designated for Student Activities	<u>125,000</u>	<u>125,000</u>
	 <u>\$ 275,000</u>	 <u>\$ 325,000</u>

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


Sheila Lodge

Approved: 
Frank J. Stork