

MEMORANDUM

To: Board of Regents
From: Board Office
Subject: Register of Iowa State University Capital Improvement Business Transactions for Period of April 11, 2003, Through May 22, 2003
Date: May 12, 2003

Recommended Actions:

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

Executive Summary:

Requested Approvals Permission to proceed with project planning for the **Carver Hall Renovation** project which would renovate the space to be vacated by the College of Business to provide teaching, research and support areas for the Departments of English and Mathematics, as well as space for other University functions (see page 2).

Project description and budget (\$3,000,000) and engineering agreement with Alvine and Associates, Iowa City, Iowa/Omaha, Nebraska (\$215,000) for the **Telecommunications—Inside Plant Systems Upgrade—Phase 4** project which would continue telecommunications upgrades for 13 additional campus buildings (see page 4).

Project descriptions and budgets:

Fire Safety Improvements FY 2004 project (\$750,000) which would provide a number of fire safety improvements in various campus buildings (see page 6).

Marston Hall—Exterior Repairs and Roof Replacement project (\$564,530) which would repair the building exterior to correct moisture penetration, clean the limestone facade, and replace the deteriorated roofing material (see page 7).

Town Engineering—Elevator Modernization project (\$556,360) which would upgrade the aging elevators to improve their reliability (see page 8).

College of Veterinary Medicine—Veterinary Microbiology and Preventative Medicine Laboratory Remodeling project (\$311,280) which would upgrade research laboratories for modern use (see page 9).

Architectural agreement with RDG Bussard Dikis, Des Moines, Iowa (\$211,723) for pre-design and schematic design services for the **Morrill Hall Renovation** project (see page 10).

Background and Analysis:

Carver Hall Renovation

Project Summary

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

Background

The administrative functions of the College of Business are currently located in Carver Hall, a 132,000 gross square foot facility which is located south of Beardshear Hall in the central campus area. (See Attachment A for map.)

- The College of Business occupies approximately 23,000 net square feet of space in the building.
- The building also houses general university classroom areas (approximately 26,000 net square feet), and the Department of Mathematics (approximately 15,000 net square feet).

Since the College of Business functions will relocate to the Gerdin Business Building (anticipated in November 2003), the University has evaluated options for reassignment of the space to be vacated in Carver Hall.

- The University wishes to convert the areas to be vacated to instructional use for teaching, research, and associated support needs of the College of Liberal Arts and Sciences.

Based upon a thorough evaluation process which focused on academic groups currently located in the central campus area, the University has identified the Departments of English and Mathematics for assignment to the spaces to be renovated in Carver Hall.

- The Departments were identified based on their space needs and functional adjacencies within the College of Liberal Arts and Sciences.

- The existing teaching facilities for each Department are operating at or above capacity; in their present locations there is not adequate space for current or future instructional needs, computer laboratories, and faculty and graduate student offices.
- The Department of English is currently located in Ross and Pearson Halls and the Landscape Architecture building; all of the functions in Pearson Hall and a portion of the functions in Ross Hall would relocate to Carver Hall.

The majority of the Department of Mathematics is currently located in Carver Hall (the Department also has a small office in the Office and Laboratory Building); all functions of the Department would be consolidated in Carver Hall.

The University is also considering the relocation of smaller programs to Carver Hall.

- Those under consideration include the Ethnic Studies and Women's Studies Programs (currently located in Catt Hall), the Office of Pre-Collegiate Programs for Talented and Gifted (currently located in Pearson Hall), and the Program for Women in Science and Engineering (currently located in the Laboratory of Mechanics building).
 - The University is reviewing the possible relocation of these functions to Carver Hall in an effort to address the growth needs of the programs in the most efficient and economical manner; their vacated space could also accommodate the growth and consolidation needs of other University functions.
- The University would also provide supplemental space in Carver Hall for the Department of Psychology to address the Department's space needs in its current locations in Lagomarcino Hall and Science I.

Project Scope The project would renovate the space to be vacated by the College of Business to provide instructional and office space for the identified departments and functions.

Anticipated Cost/Funding Approximately \$2 million, to be funded by future capital appropriations, Income from Treasurer's Temporary Investments, and other University funds.

Telecommunications—Inside Plant Systems Upgrade—Phase 4

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget Engineering Agreement (Alvine and Associates, Iowa City, IA/ Omaha, NE)	\$ 3,000,000	May 2003	Requested
	215,000	May 2003	Requested

Background

The University is undertaking the upgrade of the communications infrastructure in a number of campus buildings.

The work includes correction of various deficiencies such as the location of equipment entrances into the buildings, system security issues, outdated wiring that will not support current technology, and the lack of video and backup power systems.

The University has identified and prioritized the deficiencies associated with the communications infrastructure for each campus building, with the work to be undertaken as funding is available.

The Phase 1 project completed upgrades in the College of Design and Applied Science II facilities, initiated upgrades in the Memorial Union, Insectary, and Parks Library, and provided design services for the upgrade of additional campus buildings; the Phase 2 project provided telecommunications upgrades in 14 additional campus buildings.

The Phase 3 project (currently under construction) will provide telecommunications upgrades to 17 additional campus buildings.

Project Scope

The Phase 4 project would upgrade the telecommunications infrastructure for an additional 13 campus buildings.

- The project would replace voice and data cables, renovate equipment rooms to comply with current industry standards, and provide environmental systems, security access controls, raceway systems, and outlets.

The University plans to begin construction in July 2004 with completion scheduled for May 2005.

Design Services The University requests approval to waive provisions of the Board's Policy Manual which require the selection of a design professional for projects of \$1 million or more by an institutional selection committee.

The University requests approval of the selection of Alvine and Associates to provide design services for the project.

- The firm has provided engineering services for the previous three phases of the project.
- The firm expanded its design staff during the Phase 3 project, resulting in additional experience in telecommunications construction techniques; the Phase 3 design team would be used for the Phase 4 project.

The engineering agreement with Alvine and Associates would provide full design services for a fee of \$215,000, including reimbursables.

Additional Information The University plans to undertake a future Phase 5 project as funds become available.

- That project would address approximately 38 additional campus buildings to complete the telecommunications upgrade for all of the University's academic and research facilities.

Funding Telecommunications Improvement and Extension Funds.

Project Budget

Construction Cost	\$ 2,250,000
Professional Fees	550,000
Contingency	<u>200,000</u>
TOTAL	<u>\$ 3,000,000</u>

Fire Safety Improvements FY 2004

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 750,000	May 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 and sprinkler systems.
- 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; the largest component would be the installation of a detection and sprinkler system in Marston Hall.

Funding Building Repair and/or General University Funds.

Project Budget

Construction Cost	\$ 692,500
Professional Fees	52,500
Contingency	<u>5,000</u>
TOTAL	<u>\$ 750,000</u>

Marston Hall—Exterior Repairs and Roof Replacement

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 564,530	May 2003	Requested

Background Portions of the limestone exterior of Marston Hall suffer from deteriorated mortar joints and cracked and/or missing stone materials, all of which are resulting in moisture penetration into the building.

The roof areas of the building have exceeded their life expectancy; this has resulted in constant leaks and the need for frequent repairs.

- The existing built-up roofing material was installed in 1982 and had a life expectancy of approximately 20 years.

The building exterior is badly stained from years of accumulated dirt and pollution.

Project Scope The project would complete the exterior repairs and cleaning of the historic limestone facade of the building.

- The project would tuckpoint deteriorated mortar joints, replace damaged stone and roof areas, and clean the masonry.
- A rubber membrane roofing system would be installed; this system was selected based on its past performance, cost-effectiveness, serviceability, and life expectancy (approximately 20 years).

Project Budget

Construction Cost	\$ 483,630
Professional Fees	69,390
Contingency	<u>11,510</u>

TOTAL \$ 564,530

Source of Funds:

Income from Treasurer's Temporary Investments	\$ 469,510
Building Repair and/or General University Funds	<u>95,020</u>

\$ 564,530

Town Engineering—Elevator Modernization

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 556,360	May 2003	Requested

Background The two elevators that serve the Town Engineering building were installed in 1969; due to their age, they are becoming increasingly unreliable.

Project Scope The University wishes to upgrade the elevators to improve reliability.

The project would include replacement of equipment and controls, refurbishment of the cab interiors, and other improvements to comply with life safety and accessibility codes.

Funding Building Repair and/or General University Funds.

Project Budget

Construction Cost	\$ 469,860
Professional Fees	73,940
Contingency	<u>12,560</u>
TOTAL	<u>\$ 556,360</u>

College of Veterinary Medicine—Veterinary Microbiology and Preventative Medicine Laboratory Remodeling

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 311,280	May 2003	Requested

Background The research laboratories of the Department of Veterinary Microbiology and Preventative Medicine of the College of Veterinary Medicine are outdated and need to be upgraded for modern use.

Project Scope The project would remodel 2,165 net square feet of laboratory space on the first floor of the College of Veterinary Medicine facilities.

The project would include demolition, construction of walls, modification of heating, ventilating and air conditioning and fire sprinkler systems, installation of new laboratory casework, fume hood, exhaust system and laboratory utilities, patching and painting of walls and doors, and installation of ceilings and lighting.

Project Budget

Construction Cost	\$ 242,250
Professional Fees	48,730
Movable Equipment	6,300
Contingency	<u>14,000</u>
TOTAL	<u>\$ 311,280</u>

Source of Funds:	
Income from Treasurer's Temporary Investments	\$ 150,000
Building Repair and/or General University Funds	111,280
Private Giving	<u>50,000</u>
	<u>\$ 311,280</u>

Morrill Hall Renovation

Project Summary

	<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	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.

The building consists of 24,890 gross square feet of space and 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.

The University wishes to renovate Morrill Hall to house the following:

- Offices and workshop space for the Center for Teaching Excellence;
- Gallery and studio space for the University Museum's Art-on-Campus Collection, instructional programs, and special events;
- Conservation classroom and collection storage for the Center for Visual Learning in Textiles and Clothing; and
- Conference room and classroom for university-wide use.

In addition, the project would correct life safety, deferred maintenance, accessibility, and building code deficiencies, and provide exterior repairs.

**Anticipated Cost/
Funding**

\$8 million to \$10 million to be funded by private giving.

Design Services Expressions of interest to provide design services for the project were received from 13 firms.

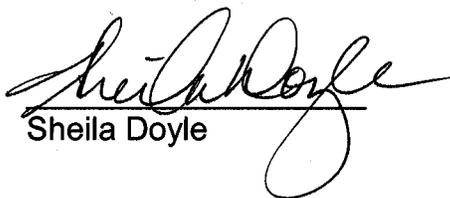
Four firms were selected for interviews with the University Architectural Selection Committee, in accordance with Board procedures for projects of \$1 million or more.

Based on the Committee's recommendation, the University requests approval of the selection of RDG Bussard Dikis, Des Moines, Iowa, to provide design services for the project.

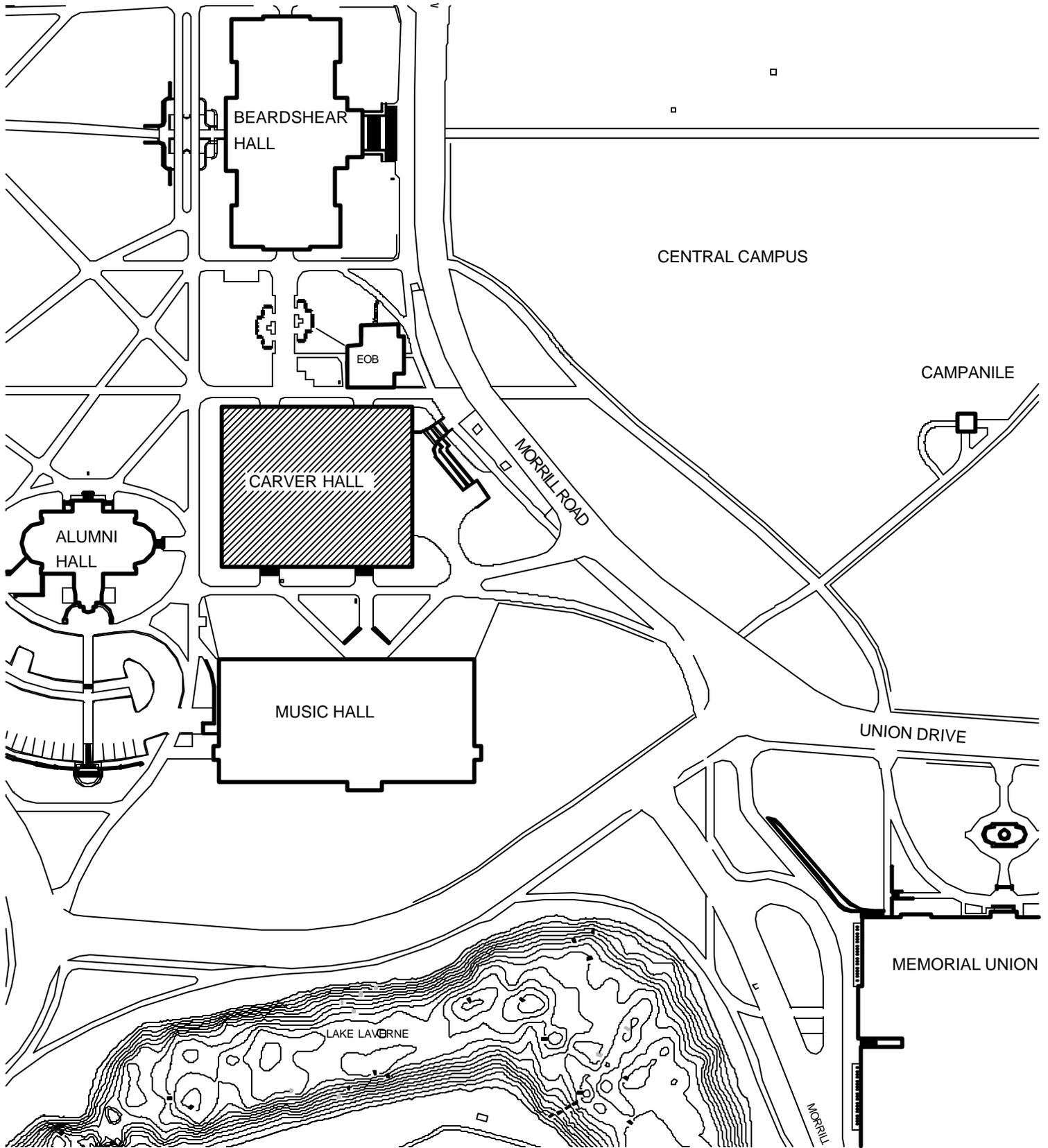
- The firm was selected based on its extensive experience with historical restoration and renovation projects, its enthusiasm and understanding of the key issues associated with the project, and its experience on other University projects.

The agreement would provide pre-design through schematic phase design services for a fee of \$211,723, including reimbursables.

Also presented for Board ratification are four project budgets under \$250,000, nine construction contracts awarded by the Executive Director, and the acceptance of five completed construction contracts. The register prepared by the University is included in the Regent Exhibit Book.


Sheila Doyle

Approved: 
Gregory S. Nichols



REVISIONS: 	<h2>Carver Hall Renovation</h2>	APPROVED BY:
COMPLETED:		CHECKED BY: Carver Hall
ISSUED:		DESIGNED BY:
DATE: APRIL 23, 2003		SCALE: Not to scale
FACILITIES PLANNING AND MANAGEMENT IOWA STATE UNIVERSITY		REQUEST NO.
	SHEET NO. A101	