

MEMORANDUM

To: Board of Regents
From: Board Office
Subject: Register of Iowa State University Capital Improvement Business Transactions for Period of April 20, 2001 through May 17, 2001
Date: May 7, 2001

Recommended Action:

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

Executive Summary:

Iowa State University requests approval of project descriptions and budgets and architect/engineer agreements for the following projects:

Utilities Infrastructure—Richardson Court Electrical Service Improvements project (\$283,000) and agreement with Farris Engineering (\$16,500) to upgrade the electrical service for the residential neighborhood; and

Utilities—Iowa State Center Lighting Upgrade—FY 2001 project (\$320,200) and agreement with Brown Engineering Company (\$12,942) to complete the exterior lighting upgrades at the Iowa State Center.

The University requests approval of revised project budgets for the following projects:

Roy J. Carver Co-Laboratory project (\$12,750,000) to include an additional 15,000 gross square feet of below-grade space; and

Martin C. Jischke Honors Building project (\$2,200,000) to restore movable equipment and contingency funds to the project budget following award of the construction contract.

The University requests approval of an agreement with OPN Architects (\$33,910) to provide design services for the **Hamilton Hall Renovation** project.

The University requests approval of the following amendments to architect/engineer agreements:

Amendment #1 (\$250,000) to the agreement with Baldwin White Architects for design modifications for the **Union Drive—Community Center** project;

Amendment #3 (\$35,823) to the agreement with RDG Bussard Dikis for additional construction administration services for the **Palmer Human Development and Family Studies Building** project; and

Amendments #1 and #2 (totaling \$97,600) to the agreement with Zimmer Gunsul Frasca Partnership for additional design services for the **College of Business Building** project.

Background and Analysis:

Utilities Infrastructure—Richardson Court Electrical Service Improvements

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget Engineering Agreement	\$ 283,000	May 2001	Requested
(Farris Engineering, Urbandale, IA)	16,500	May 2001	Requested

This project would install a 4,160 volt electrical distribution feeder to upgrade the existing high voltage switchgear at the Richardson Court residential neighborhood. The additional feeder is necessary to support the increased electrical loads in this area of campus and to avoid extended power outages. This work would be funded by Utility Infrastructure Funds.

Elm Hall is one source of the increased electrical loads in the Richardson Court area; the building's electrical service operates near full capacity during high demand periods. The project would also replace the Elm Hall building transformers and the main 120/208 volt electrical switchboard with new equipment designed to meet the current and future needs of the residence facility. This work would be funded by Dormitory System Surplus Funds.

Permission to proceed with planning was not required for this project since the estimated cost does not exceed \$1 million.

The University also requests approval to enter into an agreement with Farris Engineering to provide engineering services for the project. The agreement provides for a fee of \$16,500, including reimbursables.

Project Budget

Construction Costs	\$ 226,100
Professional Fees	41,400
Contingency	<u>15,500</u>
TOTAL	<u>\$ 283,000</u>
Source of Funds:	
Utility Infrastructure Funds	\$ 160,000
Dormitory System Surplus	<u>123,000</u>
TOTAL	<u>\$ 283,000</u>

Utilities—Iowa State Center Lighting Upgrade—FY 2001

Source of Funds: Iowa State Center Capital Improvement and Maintenance Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 320,200	May 2001	Requested
Engineering Agreement (Brown Engineering Company, Des Moines, IA)	12,942	May 2001	Requested

Over the past several years, the University has undertaken various projects, as funding has allowed, to replace the older lighting fixtures that serve the facilities, parking lots, and drives at the Iowa State Center. The original lighting consists primarily of fluorescent-based lights, which are obsolete and difficult to maintain. Prior projects have replaced the lighting in the large parking areas to the south of the Iowa State Center facilities. The University reports that the new fixtures have increased lighting levels in these areas, and reduced energy and maintenance costs.

The proposed project would replace the exterior lighting for the sidewalks, drives, and parking areas which serve Hilton Coliseum, the Scheman Building, C. Y. Stephens Auditorium, Fisher Theater, and Center Drive. (A map which identifies the project areas, and the areas that have been previously re-lamped, is included as Attachment A.)

Permission to proceed with planning was not required for this project since the estimated cost does not exceed \$1 million.

The University also requests permission to enter into an agreement with Brown Engineering Company to provide engineering services for the project. The agreement provides for a fee of \$12,942, including reimbursables.

Project Budget

Construction Costs	\$ 258,600
Professional Fees	41,900
Contingency	<u>19,700</u>
TOTAL	<u>\$ 320,200</u>

Roy J. Carver Co-Laboratory

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Dec. 1999	Approved
Project Description and Total Budget	\$ 7,000,000	Dec. 1999	Approved
Architectural/Engineering Agreement— Schematic Design & Site Planning (Brooks Borg and Skiles)	150,000	March 2000	Approved
Revised Project Budget	9,200,000	June 2000	Approved
Architectural Amendment #1 (Brooks Borg and Skiles)	48,000	June 2000	Approved
Program Statement		July 2000	Approved
Schematic Design		Oct. 2000	Approved
Revised Project Budget	9,500,000	Oct. 2000	Approved
Architectural/Engineering Agreement— Design Development through Construction (Brooks Borg and Skiles)	519,000	Oct. 2000	Approved
Revised Project Budget	12,750,000	May 2001	Requested

The Roy J. Carver Co-Laboratory would provide a facility where scientists from Iowa State University, private industry, and the world can meet in a collaborative and interactive environment to conduct state-of-the-art plant research and address critical issues in plant science. The co-laboratory would emphasize and promote interdisciplinary collaboration within the plant sciences and other core areas of the University. The building would consist of state-of-the-art laboratories, research space for visiting scientists, and small laboratories for industry incubators. The building, as previously approved by the Board, would be constructed in the northwest area of campus and would consist of two levels totaling approximately 30,000 gross square feet.

The University requests approval of a revised project budget in the amount of \$12,750,000, an increase of \$3,250,000, for a revised project scope which includes an additional 15,000 gross square feet of space for the building (45,000 gross square feet total). The additional space would be constructed as a third (basement) level to the building and would provide additional laboratory and support space for interdisciplinary and industry collaboration in the many areas of plant sciences research.

Approximately 34 percent of the currently designed two-level facility is laboratory space for use by University researchers in plant sciences, and approximately 10 percent of the facility is laboratory space for interdisciplinary and industry collaboration. The University reports that approximately 30 percent of the proposed additional floor would provide added laboratory areas designated for collaborative research efforts.

The University has indicated that the additional space would maximize the opportunity for additional University faculty and private-sector researchers to interface. New University researchers should particularly benefit from this interactive environment.

The University reports that the additional level would be constructed below grade, and therefore the exterior appearance of the building would remain unchanged from the schematic design approved by the Board in October 2000.

The source of funds for the revised budget reflects the inclusion of \$2 million from the University's sale of 83.38 acres of land to the Ames Community School District; the Executive Council of Iowa authorized the University to apply the proceeds from this sale to the Carver Co-Laboratory project. The revised budget also reflects an increase of \$1,250,000 in General University funds.

The University is planning to begin construction of the project in October 2001.

Project Budget

	Revised Budget <u>Oct. 2000</u>	Revised Budget <u>May 2001</u>
Construction Costs	\$ 8,054,500	\$ 10,425,800
Professional Fees	1,280,600	1,731,000
Movable Equipment	60,000	230,000
Relocation	4,900	41,000
Contingency	<u>100,000</u>	<u>322,200</u>
TOTAL	<u>\$ 9,500,000</u>	<u>\$ 12,750,000</u>
Source of Funds:		
ISU Foundation	\$ 5,625,000	\$ 5,625,000
General University Funds	1,965,000	3,215,000
Land Sale Proceeds	0	2,000,000
Income from Treasurer's Temporary Investments	910,000	910,000
Restricted Funds	750,000	750,000
Agriculture Experiment Station	<u>250,000</u>	<u>250,000</u>
	<u>\$ 9,500,000</u>	<u>\$ 12,750,000</u>

Martin C. Jischke Honors Program Building

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		March 1999	Approved
Architectural Agreement—Pre-Design Through Schematic Design Services (Architects Smith Metzger)	\$ 24,000	June 1999	Approved
Program Statement		Sept. 1999	Approved
Schematic Design		July 2000	Approved
Project Description and Total Budget	2,000,000	July 2000	Approved
Architectural Amendment #1	29,555	July 2000	Approved
Architectural Agreement—Design Development Through Construction (Architects Smith Metzger)	197,275	July 2000	Approved
Design Development		Sept. 2000	Approved
Construction Contract Award (HPC, L.L.C.)	1,499,000	May 2001	Ratification
Revised Project Budget	2,200,000	May 2001	Requested

This project would construct a facility of approximately 7,400 gross square feet to house the functions of the University's Honors Program which will relocate from its current location in approximately 2,200 square feet of inadequate space in the Osborn Cottage. The project goal is to provide an environment that will enable motivated and gifted students to pursue and stimulate their interests, skills and curiosity, and to develop a strong sense of community and personal responsibility. The building would be constructed on a site north of Curtiss Hall and south of the Horticulture Building in the northeast area of the central campus.

The University requests approval of a revised project budget in the amount of \$2,200,000, an increase of \$200,000. The construction contract in the amount of \$1,499,000 was awarded by the Executive Director on April 25, 2001. While the contract was awarded within the project budget, it would require the use of project funds designated for movable equipment as well as some of the project contingency funds. The additional \$200,000 included in the revised budget would restore the necessary funding for these items.

The revised budget includes the addition of \$407,000 from the ISU Foundation. This would provide the additional \$200,000 for the increased project budget and also reduce the amount of project funding from Income from Treasurer's Temporary Investments.

Project Budget

	Initial Budget <u>July 2000</u>	Revised Budget <u>May 2001</u>
Construction Costs	\$ 1,464,300	\$ 1,684,800
Professional Fees	354,800	370,400
Movable Equipment	82,800	115,000
Relocation	0	7,000
Contingency	<u>98,100</u>	<u>22,800</u>
 TOTAL	 <u>\$ 2,000,000</u>	 <u>\$ 2,200,000</u>
 Source of Funds:		
ISU Foundation	\$ 1,000,000	\$ 1,407,000
Income from Treasurer's Temporary Investments	<u>1,000,000</u>	<u>793,000</u>
	<u>\$ 2,000,000</u>	<u>\$ 2,200,000</u>

Hamilton Hall Renovation

Proposed Source of Funds: Private Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Nov. 2000	Approved
Architectural Selection (OPN Architects, Cedar Rapids, IA)	\$ 33,910	May 2001	Requested

This project would provide various improvements to Hamilton Hall, which houses the Greenlee School of Journalism and Communication. The estimated project cost is \$2 million.

The University received expressions of interest from ten firms to provide design services for the project. Three of the firms were selected for interviews with the University Architectural Selection Committee in accordance with Regent Procedural Guide §9.05 A.2.a., which requires the convening of the Committee for the selection of architectural firms for projects expected to cost more than \$1 million. Based on the interviews and further evaluation, the University recommends the selection of OPN Architects to provide design services for the project. The University reports that the firm was selected based on its demonstrated experience, ability, and exuberance to complete the project.

The University requests approval to enter into an agreement with OPN Architects to provide pre-design and schematic design services for the project. The agreement provides for a fee of \$33,910, including reimbursables.

Union Drive—Community Center

Source of Funds: Dormitory Revenue Bonds

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>Union Drive Neighborhood</u>			
Permission to Proceed		Feb. 1999	Approved
Validation of Master Plan, Development of Building Program And Schematic Design (Baldwin White Architects)	\$ 1,142,000	July 1999	Approved
<u>Community Center</u>			
Architectural Agreement (Baldwin White Architects)	1,140,250	Nov. 2000	Approved
Program Statement and Design Documents		Dec. 2000	Approved
Project Description and Total Budget	15,000,000	Dec. 2000	Approved
Architectural Amendment #1 (Baldwin White Architects)	250,000	May 2001	Requested

This project is one component of the Union Drive Neighborhood development which includes the construction of three suite-style residence halls, and the Community Center, in the southwest area of the main campus. The Community Center would provide a multiple service point food service and dining area and community-centered program space to serve the needs of the Union Drive Neighborhood.

The University requests approval of Amendment #1 in the amount of \$250,000 to the architectural agreement with Baldwin White Architects. The amendment would provide compensation to the project architects for design modifications to the Community Center.

The design of the Community Center has been reviewed by the University and the project architects in response to Board concerns regarding the exterior appearance of the facility. While reviewing these and other concerns, careful consideration was also given to the interior function of the building; this review included a comparison with similar food service/dining projects at the University of Iowa and University of Northern Iowa. As a result of the review, the University has concluded that improvements can also be made to the interior design of the Community Center to accomplish the primary goals of the project in a more efficient manner.

Amendment #1 would provide compensation for the design modifications and additional services that would be required of the project architects. The University believes that the increases in building efficiency resulting from the design modifications would more than offset the cost of the additional design services.

The revised design for the Community Center would be presented for Board approval at a future date.

Palmer Human Development and Family Studies Building

Source of Funds: ISU Foundation, Income from Treasurer's Temporary Investments, and General University Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 5,900,000	Nov. 1996	Approved
Revised Total Project Budget	6,960,000	June 1997	Approved
Revised Total Project Budget	8,309,000	Dec. 1999	Approved
Architectural Agreement			
(RDG Bussard Dikis)	406,000	March 1997	Approved
Architectural Amendment #1	122,800	June 1997	Approved
Architectural Amendment #2	6,650	Oct. 1998	Approved
Construction Contracts			
Electrical Improvements			
(Meisner Electric)	63,319	Feb. 1998	Approved
General Construction			
(Stanley Design-Build)	4,644,500	May 1998	Approved
Architect—Third Floor Space			
Selection of RDG Bussard Dikis		Dec. 1999	Approved
Architectural Agreement	98,000	Jan. 2000	Approved
Architectural Amendment #3			
(RDG Bussard Dikis)	35,823	May 2001	Requested

This project has constructed a building of approximately 32,000 square feet to provide a modern facility for teaching, research and outreach efforts of the Department of Human Development and Family Studies of the College of Family and Consumer Sciences.

The University requests approval of Amendment #3 in the amount of \$35,823 to the architectural agreement with RDG Bussard Dikis. The amendment would provide compensation for additional construction administration services that were required of the project architects due to the inability of the construction contractor to complete the contract in accordance with the established time schedule. These services included attendance at additional meetings, site observation services, and other duties. The University has recovered the cost of this amendment via a deduct change order with the contractor, which was approved by the University in accordance with Board procedures.

College of Business Building

Source of Funds: ISU Foundation and Capital Appropriations

<u>Project Summary</u>			
	<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 Amendment #1	34,000	May 2001	Requested
Architectural Amendment #2 (Zimmer Gunsul Frasca Partnership)	63,600	May 2001	Requested

This project would construct a facility in the southeast corner of the central campus to consolidate the functions of the College of Business. 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.

The University requests approval of Amendments #1 and #2 totaling \$97,600 to the architectural agreement with Zimmer Gunsul Frasca Partnership for additional design services for the project. Amendment #1 (\$34,000) would provide design services for the inclusion of a second, 300 seat lecture hall into the facility as requested by the College of Business. Amendment #2 (\$63,600) would provide additional design services for the relocation of utility lines at the

site, and the preparation of bidding documents for a second construction contract for the project. The approved design agreement included only utility engineering services through the schematic design phase due to the uncertainty of the final building site and project scope at the time of approval of the agreement. The approved project site will require the relocation of major storm and chilled water mains and steam lines. In addition, the project will include an additional construction contract for the demolition of Osborn Cottage, relocation of utility lines, and removal of some trees; the approved architectural agreement included only design services for a single, general construction contract.

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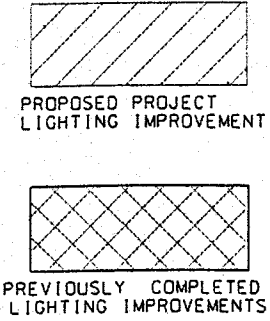
Included in the University's capital register for Board ratification is one construction contract awarded by the Executive Director and the acceptance of one completed construction contract. These items are listed in the register prepared by the University and are included in the Regent Exhibit Book.


Sheila Lodge

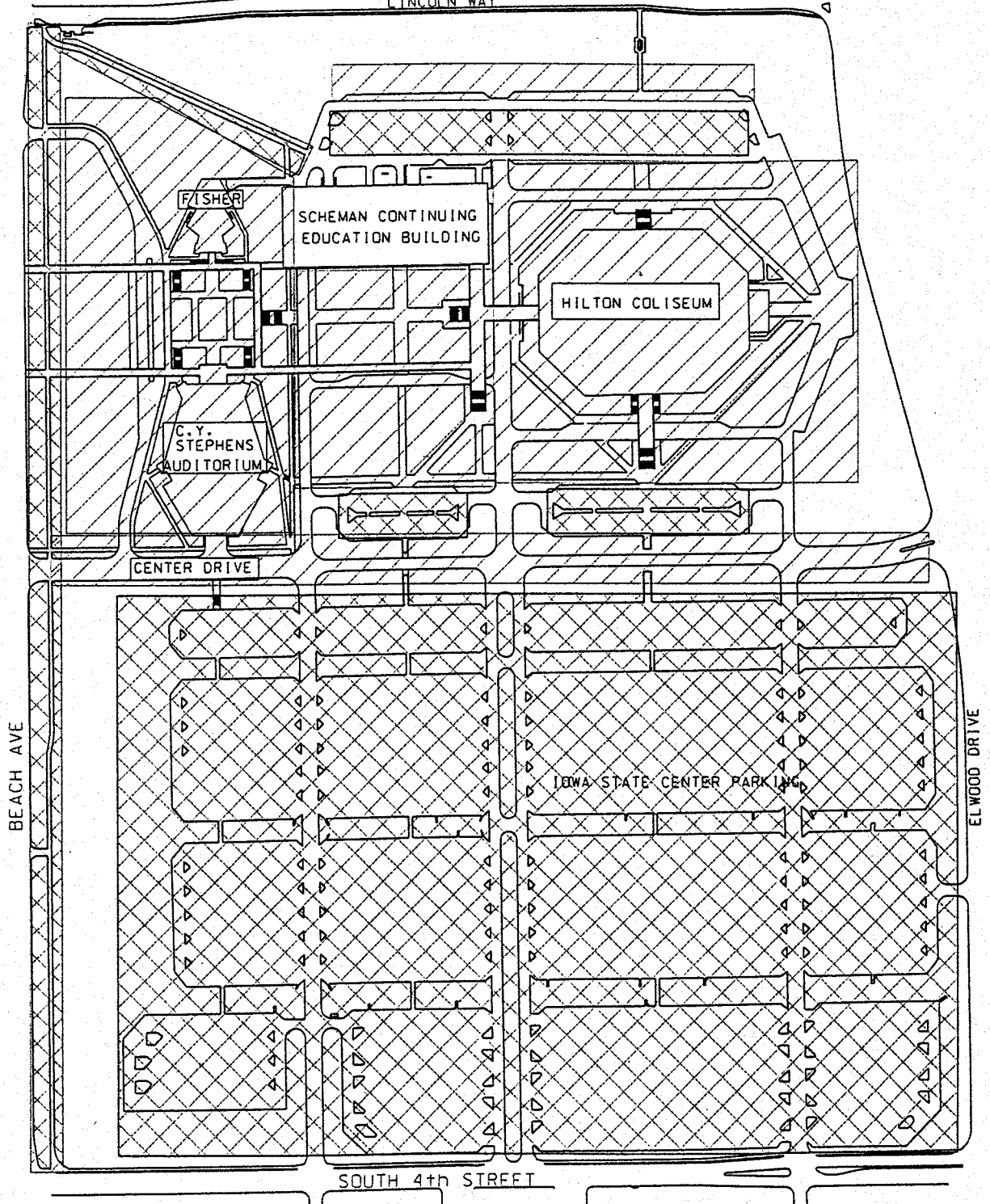
Approved: 
Frank J. Stork

UTILITIES-IOWA STATE CENTER LIGHTING UPGRADE-FY01

LINCOLN WAY



NOTE: LIGHTING ON ELEVATED SIDEWALKS NOT INCLUDED IN THIS PROJECT



ISU CENTER
FP&M - UTILITIES
5/1/2001