

**MEMORANDUM**

**To:** Board of Regents

**From:** Board Office

**Subject:** Register of Iowa State University Capital Improvement Business Transactions for Period of October 19, 2001 through November 14, 2001

**Date:** November 5, 2001

**Recommended Action:** Approve the Register of Capital Improvement Business Transactions for Iowa State University.

**Executive Summary:**

Oral Report Iowa State University plans to provide an oral report on the issues raised at the October meeting concerning the life-cycle cost, glass enclosure and roof design of the proposed schematic design for the **Extension 4-H Youth Building**.

Requested Approvals Permission to proceed with project planning for the **Jack Trice Stadium—Parking Lot Expansion** project which would provide additional parking areas and resurface existing lots at the stadium.

Program statement, schematic design, and project description and budget (\$2,000,000) for the **Hamilton Hall Renovation** project which would provide spaces to support the modern teaching needs of the Greenlee School of Journalism and Communication.

Regent Procedural Guide §9.07 requires Board approval of program statements for all new buildings, major additions, or remodeling projects with an estimated project cost of \$1 million or more, prior to the initiation of project design.

However, since the building program for the **Hamilton Hall Renovation** project consists primarily of the reconfiguration of interior space on one level of the building, and the Board will not be meeting in December 2001, the University requests that the Board waive the requirements of Procedural Guide §9.07 and approve the schematic design for the project at this time.

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

Project descriptions and budgets for:

**Telecommunications—Inside Plant Systems Upgrade—Phase 2** project which would continue the upgrade of the University's telecommunications infrastructure; and

**College of Veterinary Medicine—Remodel Rooms 1531, 1551, 1552 and Suites 1535 and 1538** project which would provide additional space for use by the Veterinary Diagnostic Laboratory.

Architectural Amendment #1 (\$44,355) to the agreement with Architects Smith Metzger for the **Coover Hall—Feasibility Study** project to provide additional compensation due to a delay with the study and an increase in the scope of services.

### **Background and Analysis:**

#### **Jack Trice Stadium-Parking Lot Expansion**

##### Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Nov. 2001	Requested

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Background      The parking areas at Jack Trice Stadium currently provide parking for **1,259 vehicles**.

The University reports that these areas do not provide sufficient parking capacity for attendees at football games, visitors to Reiman Gardens, and students residing in University housing.

- The parking lots are served by the free CyRide shuttle bus service to the central campus, which has expanded significantly over the last several years.

The University wishes to develop additional and improve existing parking areas to meet the demand for parking at the site.

Project Scope	<p>The proposed project would include:</p> <ul style="list-style-type: none"><li>• Construction of new and expansion of existing lots. (See Attachment A for map with proposed improvements.)</li><li>• With these improvements, the stadium lots would provide parking for a total of 1,905 vehicles, an increase of 646 vehicles.<ul style="list-style-type: none"><li>• Three new parking lots to the east and south of the stadium (lots S3.5, S6, and S7) would provide parking for 442 additional vehicles.</li><li>• Expansion of Parking Lot 85 northeast of the stadium would increase its capacity from 89 to 293 vehicles (an increase of 204 vehicles).</li></ul></li><li>• Resurfacing of Parking Lots S-1, S-2, S-4 and S-5 located southwest and southeast of the stadium.<ul style="list-style-type: none"><li>• Extension of Stadium Drive from South Fourth Street to lot S5 to provide access to the new parking areas to the east of the stadium.</li></ul></li></ul>
Estimated Cost	Approximately \$5 million.
Anticipated Funding	Parking and Event Revenues.

**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	Requested
Schematic Design		Nov. 2001	Requested
Project Description and Total Budget	2,000,000	Nov. 2001	Requested

**Background** This project would provide improvements to Hamilton Hall, which houses the Greenlee School of Journalism and Communication, the Iowa State Daily, and the International Education Services Office.

The 39,000 gross square foot facility, which was constructed in four phases from 1940 to 1966, is located north of the Food Sciences Building and south of Agronomy Hall in the east central area of campus. (See Attachment B for map with building location.)

The renovation project would support the program needs of the Greenlee School by:

- Creating new spaces that respond to the changing learning environment by providing access to new media and technologies and supporting innovative instructional programs; and
- Providing educational spaces which support a more collaborative and interactive style of teaching and learning, utilizing a multitude of media (i.e., print, broadcast, and internet).

The proposed improvements have been developed in accordance with a comprehensive master plan completed for Hamilton Hall; this project represents the first phase of the plan.

Project Scope  
and Scope

The proposed project would include:

- 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.
  - The building roof consists of an asphalt membrane which was installed approximately 30 years ago; the replacement material for the roof has yet to be determined.
- Improvements to the building mechanical and electrical systems.

Building  
Program

The building program includes:

- Conversion of one general university classroom into two **Digital Presentation Classrooms** (1,275 net square feet).
- Expansion and consolidation of the **Student Services Center** (694 net square feet) for more efficient use of space for the advising, internship and placement functions of the School.
- Development of a **Student Interaction Area** (1,872 net square feet) to encourage student collaboration and accommodate presentations and special lecture programs.
  - This flexible area would house teaming/meeting spaces and high-tech media production tools, and provide access to print, broadcast, and news media.
- Relocation and expansion of the **Resource Center** (1,652 net square feet) for better visibility and accessibility for students, technology for instruction in electronic reporting resources, research and statistical analysis.
- Development of an **Administrative Office Area** (1,045 net square feet) which would consolidate and centralize departmental office functions for more efficient operations.
- Relocation and consolidation of **Faculty Office Areas** (1,459 net square feet).

Schematic  
Design

The goals of the schematic design include:

- Reorganizing existing space to maximize use.
- Creating a functional “hub” to provide direct access to other spaces.
- Simplifying the existing inefficient building circulation patterns, which resulted with the construction of three additions to the original structure, and clarifying building directions.
- Refocusing the building entry away from the south entrance toward the east (public entrance) and west (student entrance).
- Strengthening the building’s technology infrastructure.

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

**First Level:**

Two **Digital Presentation Classrooms** (to be developed within existing general classroom space) located in the west central area of the building near the west student entrance.

**Student Services Center** (to be developed in existing general classroom space) located in the southwest corner with designated advising and interview areas, and the director’s office.

**Student Interaction Area** located to the east of the Digital Presentation Classrooms and the Student Services Center (developed in a portion of existing general classroom space).

- The area has been designed to simplify building circulation paths by creating a “hub” with direct access to the adjacent digital classrooms, resource center, student services center, and the Iowa State Daily.
- The existing building entrance along the south wall would be eliminated, allowing a portion of the Student Interaction Area to be developed at this location.
- The original building entrance façade within this area would be exposed and restored to its original condition as a focus for the interior architecture.
- A kitchenette and storage room would also be developed for the area.

**Resource Center**, located to the east of the student interaction areas, with an updated, computerized multi-media production area, two meeting rooms, a casual reading area, space to house reference materials, and storage area.

**Administrative Area** located in the southeast corner with three offices, conference room, mail room and lobby/reception area.

**Restrooms** located to the north of the administrative office area and near the east public entrance, with a total of four female toilet fixtures and two female lavatories, and one male toilet fixture, two male lavatories, and two urinals.

- The restroom areas on the lower and second levels will also be modified in future phases of renovation work for the building.

**Faculty Area** in the northeast area of the building, with a total of nine faculty offices and a lounge/workroom.

The **Iowa State Daily** space would not be renovated as part of this project; however, this area would gain approximately 700 gross square feet with the reassignment of space.

#### **Ground Level:**

**General Classroom Space** in the southwest corner (to be developed in space which currently houses the [Study Abroad Resource Center](#) of the International Education Services Office).

- This new classroom would displace the one on the first floor which is being remodeled into other uses.
- This area would not be remodeled until the International Education Services Office is relocated from Hamilton Hall at a future date. (The new location for the Office has yet to be determined.)

Additional Information      The work will be phased to allow the current building occupants to remain in the facility during the renovation.

   The project schedule has yet to be developed.

Project Cost                    \$2 million.

Funding                         Private Giving.

Project Budget

Construction Cost	\$ 1,453,200
Professional Fees	308,000
Movable Equipment	190,000
Relocation	15,000
Contingency	<u>33,800</u>
TOTAL	<u>\$ 2,000,000</u>

**Telecommunications—Inside Plant Systems Upgrade—Phase 2**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>Phase 2</u>			
Project Description and Total Budget	3,000,000	Nov. 2001	Requested

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Background                    The University has begun 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 various 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.

Project Scope	The Phase 2 project would complete similar telecommunications upgrades in 14 additional campus buildings.
Design Services	Design services are being provided by Alvine and Associates under the Phase 1 design agreement.
Funding	Telecommunications Improvement and Extension Funds.

Project Budget

Construction Cost	\$ 2,680,800
Professional Fees	257,500
Contingency	<u>61,700</u>
TOTAL	<u>\$ 3,000,000</u>

**College of Veterinary Medicine—Remodel Rooms 1531, 1551, 1552 and Suites 1535 and 1538**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 601,650	Nov. 2001	Requested
Background	<p>The Veterinary Diagnostic Laboratory of the College of Veterinary Medicine provides laboratory diagnostic support to veterinarians who care for livestock and companion animals.</p> <p>The Laboratory's outreach and research activities in virology, microbiology and molecular biology have grown rapidly in recent years, primarily a result of the growing swine industry.</p> <p>The development of sophisticated molecular level techniques, and an expanded Laboratory staff, requires improved facilities and additional space to meet the increasing demand for the Laboratory's services.</p>		
Project Scope	<p>The proposed project would include:</p> <ul style="list-style-type: none"> <li>• Remodeling of approximately 4,457 gross square feet of underutilized storage, office, and laboratory space in the Veterinary Diagnostic Laboratory to provide office and laboratory space for virology, microbiology and molecular biology research.</li> <li>• The space to be remodeled formerly housed programs that are no longer active.</li> <li>• Construction of walls and room finishes, and installation of new laboratory utilities, lighting and laboratory casework.</li> </ul>		
Additional Information	<p>The renovated space would substantially increase laboratory biosecurity by providing improved safety and bio-containment of livestock diseases.</p>		
Funding	<p>Veterinary Diagnostic Laboratory</p>		

Project Budget

Construction Cost	\$ 480,470
Professional Fees	72,290
Movable Equipment	31,890
Contingency	<u>17,000</u>
TOTAL	<u>\$ 601,650</u>

**Coover Hall—Feasibility Study**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Feasibility Study (Architects Smith Metzger)	\$ 127,800	July 1999	Approved
Architectural Amendment #1	44,355	Nov. 2001	Requested

**Background**      The feasibility study for the remodeling of Coover Hall will determine the current and anticipated program needs of the Electrical and Computer Engineering Department of the College of Engineering.

Included in the study is development of a master plan to facilitate future remodeling of Coover Hall and guide new construction.

The Board-approved Five-Year State Funded Capital Plan (FY 2003 – FY 2007) includes a total of \$14,700,000 in FY 2003 and FY 2004 for the remodeling of Coover Hall.

- The University also anticipates private funding for the remodeling project totaling \$14,700,000.

The agreement for the feasibility study was approved in accordance with Board procedures, which require Board approval of agreements for feasibility studies which exceed \$50,000.

Architectural  
Amendment

The amendment to the feasibility study agreement (**\$44,355**) would provide compensation for additional costs which resulted from the following:

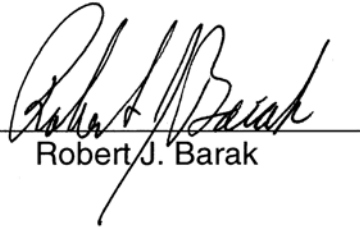
- The delay of more than one year in the study while the College of Engineering evaluated its funding priorities.
- An increase in the scope of services to include site visits and planning retreats.

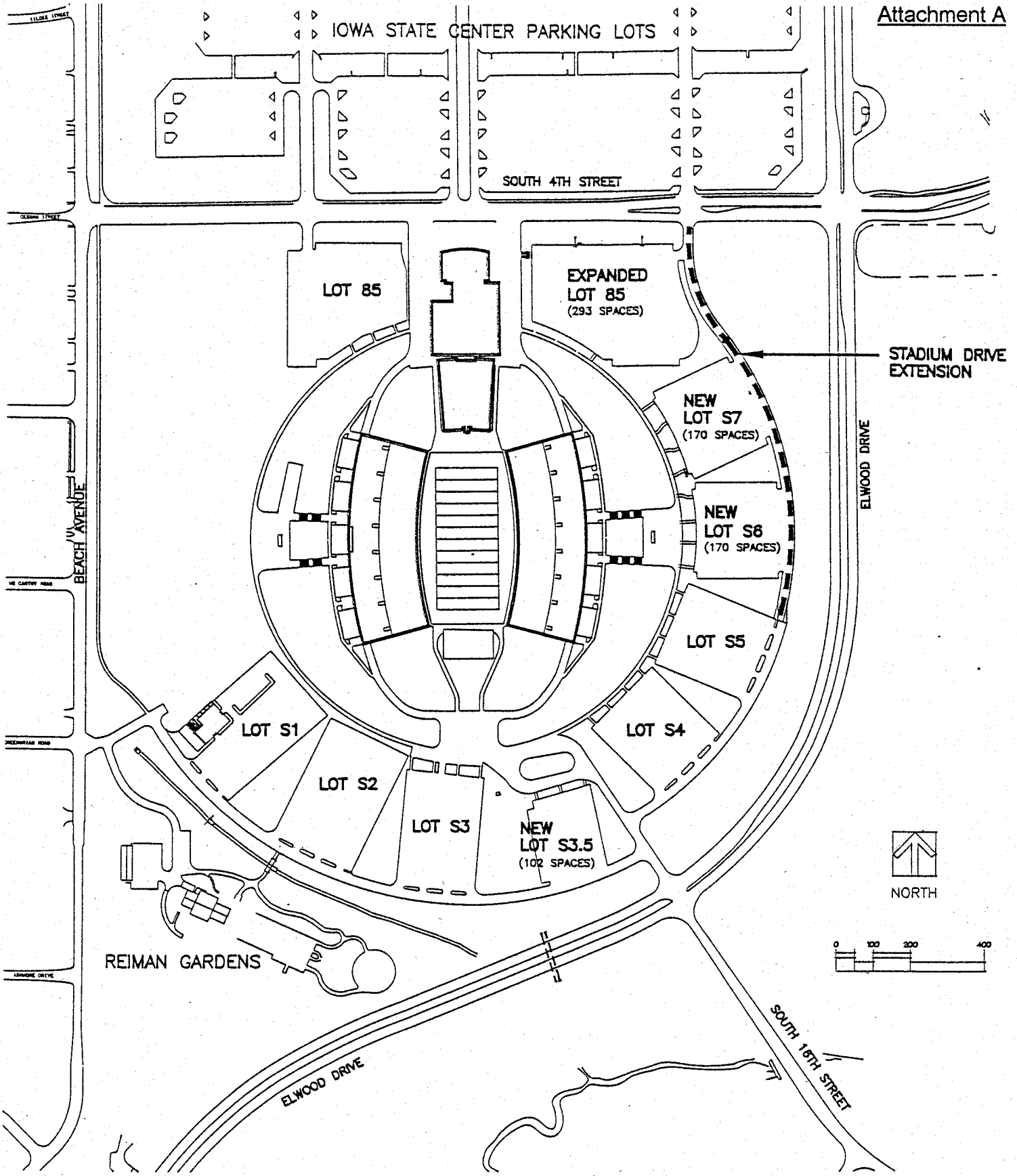
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Included in the University's capital register for Board ratification is one project budget under \$250,000, two amendments to architectural/engineering agreements which were approved by the University in accordance with Board procedures, one construction 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.

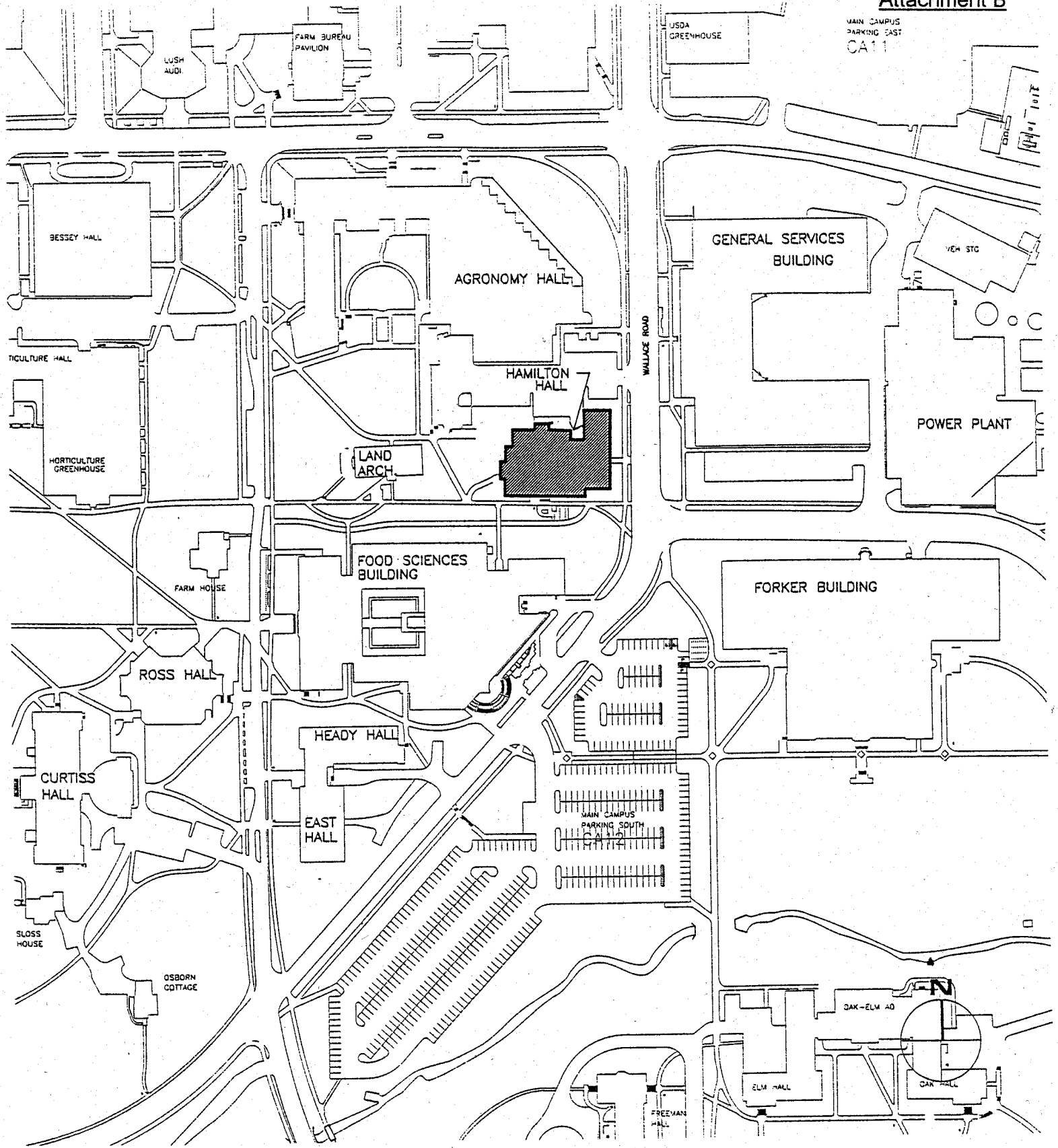
  
Sheila Lodge

Approved: \_\_\_\_\_

  
Robert J. Barak



REVISIONS:	<b>JACK TRICE STADIUM PARKING LOT EXPANSION</b>	APPROVED BY:
COMPLETED:		CHECKED BY:
ISSUED:	FACILITIES PLANNING AND MANAGEMENT IOWA STATE UNIVERSITY AMES, IOWA	DESIGNED BY:
DATE: October 30, 2001		SCALE: Not to scale
		REQUEST NO.
		SHEET NO. 1



REVISIONS:	<p>HAMILTON HALL BUILDING RENOVATION</p>	APPROVED BY:
COMPLETED:		CHECKED BY:
ISSUED:		DESIGNED BY:
DATE:		SCALE: 1" = 200'-0"
		REQUEST NO.
	<p>FACILITIES PLANNING AND MANAGEMENT IOWA STATE UNIVERSITY AMES, IOWA</p>	SHEET NO. S1