

MEMORANDUM

To: Board of Regents
From: Board Office
Subject: Register of Iowa State University Capital Improvement Business Transactions for Period of September 18, 2003, Through October 16, 2003
Date: October 6, 2003

Recommended Actions:

1. For the **Carver Hall Renovation** project, a major capital project as defined by Board policy adopted in June 2003, and included on the Register of Capital Improvement Business Transactions for Iowa State University (see pages 2 through 7).
 - a. Acknowledge receipt of the University's submission of information to address the Board's capital project evaluation criteria (pages 4 through 7);
 - b. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
 - c. Approve the architectural agreement with Architects Rudi Lee Dreyer and Associates, Ames, Iowa (\$42,000) to provide pre-design through schematic design services for the project.
 2. Approve the remainder of the items on the Register of Capital Improvement Business Transactions for Iowa State University.
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Executive Summary:

Background The University requests approval of an action on one major capital project, the **Carver Hall Renovation** project, which was initiated prior to the Board's adoption of the policy for major capital projects in June 2003.

- Therefore, the Board is asked to approve continuing with the project based on the analysis related to the evaluation criteria provided for the project within this docket memorandum.

Requested Approvals Architectural agreement for pre-design through schematic design services with Architects Rudi Lee Dreyer and Associates, Ames, Iowa (\$42,000) for the **Carver Hall Renovation** project which would renovate the space to be vacated by the College of Business (see page 2).

Architectural agreement with Stott and Associates Architects, Ames, Iowa (\$90,000) for the **Jack Trice Stadium—Deferred Maintenance 2003** project which would provide improvements to four concession/ toilet buildings at Jack Trice Stadium (see page 7).

Background and Analysis:

Carver Hall Renovation

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		May 2003	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria Architectural Agreement—Pre-Design through Schematic Design Services (Architects Rudi Lee Dreyer and Associates, Ames, IA)	\$ 42,000	Oct. 2003	Requested

Background Carver Hall is a 132,000 gross square foot facility located south of Beardshear Hall in the central campus area. (See Attachment A for map.)

The building currently houses the administrative functions of the College of Business, the Department of Mathematics, and general university classroom areas.

Since the College of Business functions will relocate to the Gerdin Business Building (prior to the beginning of the 2004 spring semester), the University 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.

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 University has also identified the following programs for assignment to the spaces to be renovated in Carver Hall:

- Department of Psychology research program in aggression and violence in society;
- Program for Women in Science and Engineering;
- Office of Precollegiate Programs for Talented and Gifted (OPPTAG);
- Ethnic Studies Program; and
- Science and Society.

These programs were identified for relocation to Carver Hall to address their growth needs in the most efficient and economical manner.

The project would also renovate general university classroom space in Carver Hall.

Anticipated
Cost/Funding

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

- The capital appropriations would consist of funds authorized by the 2002 General Assembly for the General Classrooms and Auditoriums project.

Design Services

Expressions of interest to provide design services for the project were received from 13 firms. Four firms were selected for interviews with an institutional 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 Architects Rudi Lee Dreyer, Ames, Iowa, to provide design services for the project.

- The firm was selected based on its demonstrated understanding of the key issues, its ability to provide excellent project team management and design creativity, its exuberance for the project, its rapport with the committee, and its extensive University experience.

The agreement with Architects Rudi Lee Dreyer and Associates would provide pre-design through schematic design services for a fee of \$42,000, including reimbursables.

Evaluation
Criteria

Since the project meets the Board's definition of a major capital project, the University has provided the following information in response to the Board's evaluation criteria.

Institutional
Mission/Strategic
Plan

The remodeling project in Carver Hall is a result of the reallocation of about 24,000 NASF that will be vacated by the College of Business at the completion of the Gerdin Business Building. The Carver Hall reallocation, and the companion Pearson Hall reallocation, represent more than a year of careful and thorough planning with many departments in the College of Liberal Arts and Sciences. The plan clearly and accurately reflects the needs and priorities of the College in serving the needs of every undergraduate student because these departments provide many of the required courses. The reallocation proposals for Carver Hall are truly student-centered.

The following allocations within Carver Hall will enhance the availability of course work and access to faculty, or allow additional reallocations in other facilities:

- Department and Area in NASF
- English- 6,700
- Mathematics- 6,500
- Science and Society- 300
- Program for Women in Science and Engineering- 1,700
- Ethnic Studies Program- 800
- Psychology- 2,000
- Office of Precollegiate Programs for Talented and Gifted (OPPTAG)- 1,200
- General University Classrooms- 4,100
- General Building Space- 1,200

The university's strategic plan goal of learning will be enhanced by the additional space for many of these departments. English and Mathematics are departments that provide instruction for a very large number of students. Both access to faculty and the departmental efficiencies will be enhanced as faculty from several buildings will be consolidated in Carver Hall. The departments will be able to use some of the space for computer laboratories to enrich the classroom experiences for students.

Science and Society, the Program for Women in Science and Engineering, the Ethnic Studies Program, and OPPTAG are small departments that provide support for the Strategic Plan goal of learning through encouraging and supporting interdisciplinary collaboration. The reallocation of space to these programs will provide more space for each of the groups and increased visibility.

Psychology is one of the university's highly ranked departments and one the College wishes to strengthen. Space in Carver will be devoted to research in the areas of aggression and violence in society and will allow recruitment and retention of high quality faculty and graduate students.

General university classrooms will be created as a part of the project. The increasing class sizes of recent years will be more easily accommodated by the addition of larger classrooms designed to allow better student-to-student interaction during class sessions. These interactions have been cited as a major part of the plans to improve the student learning experience.

Other Alternatives
Explored

The move of the College of Business to the Gerdin Business Building creates an opportunity to reallocate the space in Carver Hall. This is a substantial amount of space (24,000 NASF) and its key location on central campus ensured that great care was exercised when evaluating the potential for solving a variety of space problems facing a variety of departments. Carver Hall is the most heavily scheduled student instructional facility on campus so the premise from the beginning was to expand support of student related activities.

The departments of English and Mathematics are by far the largest departments in terms of student contact hours and student credit hours so their needs are especially important to student learning. The growth that has occurred in these departments to meet student demand has meant that new computer laboratories and offices for faculty and graduate students are located wherever space could be found. Both departments occupy space in more than one building. The opportunity to consolidate some of the space for the departments in Carver will be especially helpful in meeting the needs of students in many of their first year classes.

The smaller units that will move to Carver Hall will be able to expand to meet their growing program needs. This will also create opportunities for the reallocation of their current space.

Impact on Other
Facilities and
Square Footage

Space to be remodeled in Carver Hall may be summarized as:
Ground Floor- 2,200 NASF
First Floor- 1,300 NASF
Second Floor- 5,500 NASF
Third Floor- 15,500 NASF
Total 24,500 NASF

English space will be released in Pearson by the move to Carver Hall and will be used to provide office and laboratory spaces for faculty in Theater that are now doubled-up in offices. This will allow student and faculty consultation to occur in private spaces that have not been available in the past. Laboratory programs in English have been using general computer labs so the availability of these special labs in Carver Hall will release time to students for individual study in general labs.

Mathematics will move their Math 10 Help function from the Office and Lab Building. This will allow the department to consolidate their activities to Carver Hall for increased efficiency and allow for easier student access.

Science and Society is located in temporary space in Ross Hall and the Ethnic Studies program is located in Catt Hall in cramped quarters. Release of the space in Catt Hall to the College of Liberal Arts and Sciences will be used to expand the Advising, Career Planning and Placement Services unit for the college.

Space released by the Program for Women in Science and Engineering in the Laboratory of Mechanics will be allocated to the ISU Research Foundation to respond to the department's growth in the Office of Intellectual Property and Technology Transfer.

Pearson Hall space vacated by the Office of Precollegiate Programs for Talented and Gifted will be used by the department of Foreign Language and Literature to relieve crowded office conditions and to expand a teaching laboratory.

Financial
Resources for
Construction
Project

The total project cost is estimated to be \$2,000,000, and anticipated funding sources are State Capital Appropriations, Income from Treasurer's Temporary Investments and University Funds.

Financial Resources for Operations and Maintenance Operation and Maintenance funding is expected to be cost neutral. All of these spaces are currently being funded by the General Fund and no additions or deductions are anticipated.

External Forces The compelling policy issue is to effectively use central campus space to support the university mission and goals through reallocation and remodeling of existing facilities as an alternative to new construction.

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	Approved
Architectural Agreement (Stott and Associates Architects, Ames, IA)	90,000	Oct. 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 (a total of approximately 11,400 gross square feet).

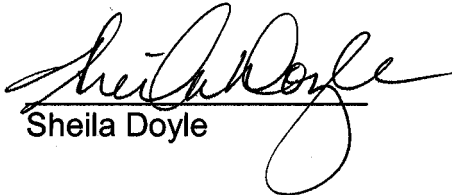
The work for each building would include renovation of the heating, ventilating, air conditioning and plumbing systems, replacement of the roofs, and repair of the exterior fascia.

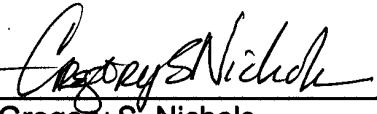
Funding Athletic department funds. Revenues would include a stadium facilities fee of \$15 which has been incorporated into football season ticket prices beginning with the 2003 season.

The University plans to use master lease financing for a portion of the project cost to be repaid from the stadium facility fee.

Design Services The agreement with Stott and Associates Architects would provide pre-design through construction phase design services for a fee of \$90,000, including reimbursables.

Also presented for Board ratification is one construction contract awarded by the Executive Director and the acceptance of one completed construction contract. The register prepared by the University is included in the Regent Exhibit Book.


Sheila Doyle

Approved: 
Gregory S. Nichols