

**PRESENTATIONS OF THE DESIGNS FOR THE EXTENSION 4-H YOUTH BUILDING AND THE UNION DRIVE COMMUNITY CENTER PROJECTS WILL TAKE PLACE AT THE OCTOBER MEETING**

ISU B-1

**MEMORANDUM**

**To:** Board of Regents

**From:** Board Office

**Subject:** Register of Iowa State University Capital Improvement Business Transactions for Period of September 14, 2001 through October 18, 2001

**Date:** October 8, 2001

**Recommended Action:**

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

**Executive Summary:**

Iowa State University requests permission to proceed with project planning and approval of the project description and budget (\$3,100,000) and architectural agreement with RDG Architects, Des Moines, Iowa (\$313,702) for the **College of Veterinary Medicine—Biosecurity Unit** project which would develop facilities for conducting Biosafety Level 3 infectious disease research.

The University requests approval of the program statement for the **Pearson Hall Remodeling** project which would remodel space to house the Office of Sponsored Programs and the Graduate College.

The University requests approval of the schematic design, revised project budget (\$4,700,000) and design development agreement with Brooks Borg Skiles (\$331,200) for the **Extension 4-H Youth Building** project which would construct a new facility on the north campus to house the 4-H Youth Development and 4-H Foundation offices, University Extension - Continuing Education and Communication Services (CECS) Educational Materials and Marketing Services, and CECS Administration.

- Representatives of the project architects, Brooks Borg Skiles, will present the schematic design at the Board meeting;
- A booklet outlining the schematic design is included with the Board's docket materials.

The University requests approval of the modified design and revised project budget (\$15,440,000) for the **Union Drive Community Center** project which would construct a food service, dining, and community-centered program facility for the Union Drive residential neighborhood.

- The Department of Residence and representatives of the project architects, Baldwin White Architects, will present an overview of the Union Drive Neighborhood project, and the modified design for the Community Center, at the Board meeting;
- A booklet outlining the Community Center schematic design is included with the Board's docket materials.

The University requests approval of Amendment #2 (\$36,840) to the architectural agreement with Brooks Borg Skiles for the **Roy J. Carver Co-Laboratory** project for additional design services for the building ventilation system and additional contract document review services.

**Background and Analysis:**

College of Veterinary Medicine—Biosecurity Unit

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Oct. 2001	Requested
Project Description and Total Budget	\$ 3,100,000	Oct. 2001	Requested
Architectural Agreement (RDG Architects, Des Moines, IA)	313,702	Oct. 2001	Requested

---

**Background**

Background information relating to the proposed project:

- The 1994 and 1997 legislative sessions authorized planning and construction funds for development of the Livestock Infectious Disease Isolation Facility at Iowa State University.
- In May 1999 the Board authorized the University to enter into an agreement with the Agricultural Research Service (ARS) of the U. S. Department of Agriculture (USDA) for the construction and operation of a Livestock Infectious Disease Isolation Biosafety Level 3 (BL-3) Facility at the National Animal Disease Center (NADC) in Ames; the facility was to become the property of the USDA upon completion.
- The USDA has decided that this BL-3 project is not in its best interest at this time.
- The University has developed the **Biosecurity Unit** project to replace the previously proposed project at the NADC.

**Project Scope**

- The proposed project, to be undertaken at the College of Veterinary Medicine, would include:
  - Construction of new space:
    - docks equipped for receiving animals suspected of being infected with unknown diseases;
    - an entrance and office areas for the Veterinary Diagnostic Laboratory (VDL); and
    - a biosecurity unit with laboratory space and a necropsy area for the handling of infectious disease samples.
  - Renovation of the existing VDL necropsy area and coolers.

**Design Services**

The architectural agreement with RDG Bussard Dikis would provide full design services for a fee of \$313,702, including reimbursables.

**Funding**

Capital appropriations

**Project Budget**

Construction Costs	\$ 2,449,300
Professional Fees	537,100
Movable Equipment	21,000
Relocation	10,800
Project Contingency	<u>81,800</u>
TOTAL	<u>\$ 3,100,000</u>

Pearson Hall Remodeling

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Sept. 1998	Approved
Project Description and Total Budget	\$ 2,712,658	Sept. 1998	Approved
Program Statement		Oct. 2001	Requested

---

Background

Background information relating to the proposed project:

- The September 1998 approved project budget (\$2,712,658) reflected the remodeling of approximately **19,450 gross square feet** of space on two floors of Pearson Hall. (See Attachment A for map with building location.)
- The remodeled space was to house the Office of International Students and Scholars, the Graduate College, and the office of the Vice Provost for Research and Advanced Studies.
- These functions were to relocate from the central campus area which would allow the vacated space to be used for the consolidation of University departmental functions located throughout campus.
- Planning for the project was delayed from April 1999 to June 2001 while portions of Pearson Hall were used to house displaced tenants from remodeling projects in the Student Services Building and Beardshear Hall.
- During this time, the University re-evaluated the proposed occupants for the remodeled space in Pearson Hall.

Project Scope and Area

The proposed project would include:

- Remodeling of **11,200 gross square feet** of space (7,745 net square feet) on the first floor of Pearson Hall; this amount is a **reduction of 8,250 gross square feet** of space from the original project scope.

**Building  
Program**

A summary of the building program includes:

- Redefinition of the building users to now include only the **Office of Sponsored Programs** and the **Graduate College** (both previously housed in Beardshear Hall).
- Remodeling of 4,405 net square feet of space for the Graduate College, 3,090 net square feet of space for the Office of Sponsored Programs, and 250 net square feet of building support space.
- Upgrade of lighting, ceiling and corridor finishes to provide high quality, flexible office and support spaces with accessible and visible identities for the two programs.
- Upgrade of 3,700 gross square feet of common restroom and corridor space on the first floor.

**Funding**

General University Funds

The University plans to proceed with the project subject to the outcome of the recently-proposed state budget deappropriation. The project can be put on hold following approval of the building program, if necessary.

Extension 4-H Youth Building

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed Architectural Agreement—Pre-Design And Schematic (Brooks Borg Skiles, Des Moines, IA)	\$ 55,500	March 1999	Approved
Program Statement		July 1999	Approved
Project Description and Total Budget	4,500,000	July 2001	Approved
Schematic Design		Oct. 2001	Requested
Revised Project Budget	4,700,000	Oct. 2001	Requested
Architectural Agreement—Design Development through Construction (Brooks Borg Skiles, Des Moines, IA)	331,200	Oct. 2001	Requested

Background

Background information relating to the proposed project:

- The **Extension 4-H Youth Building** project would construct a new building in the north campus area to house the 4-H Youth Development and 4-H Foundation offices, University Extension - Continuing Education and Communication Services (CECS) Educational Materials and Marketing Services, and CECS Administration.
- The goals of the project are to:
  - Provide increased and user-friendly access for all Iowa citizens and organizations to the scientific and technological resources of Iowa State University.
  - Strengthen the 4-H Youth Development Program of ISU Extension, expanding the opportunities for Iowa youth.
  - Better engage Iowa youth and their families with ISU, helping them understand and appreciate the power of a good education in reaching their aspirations and potential.

**Project Scope  
and Site**

The proposed project would include:

- Construction of a facility of 23,115 gross square feet (14,405 net square feet) at the site located west of Stange Road and south of 13<sup>th</sup> Street to the north of the Administrative Services Facilities Office Building. (See Attachment B for map.)

**Schematic  
Design**

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

- Three distinct components for the primary building functions: office space, support space, and exhibit space.
- Office functions in the one-story **north building component** (6,230 net square feet) which would feature:
  - An open area, primarily, for maximum flexibility for workstations.
  - Private offices and conference rooms on the east and west walls to preserve the view and natural light along the north wall into the open office area.
  - A large conference room and two workrooms centrally located within the space.
  - Continuous ribbon windows around the exterior walls to provide an uninterrupted view and a high degree of natural light.
- Support functions in the one and one-half story **central building component** (3,595 net square feet) which would feature:
  - A large conference room, library, breakroom and storage area, and video and radio studios and editing rooms with higher ceiling heights.
  - Building **restrooms** with a total of five female toilet fixtures and two female lavatories, and two male toilet fixtures, two male lavatories and three urinals.
  - A mezzanine level with the building mechanical equipment.

- Open exhibit space in the two-story **south building component** (4,580 net square feet) which would feature:
  - The “WOW” (Why Opportunity Works) Center as the sole occupant.
  - A combination of interactive and non-interactive exhibits.
  - A glass panel enclosure to attract sunlight into the space.
  - Public entrances to the building at the east and west walls with a reception desk located near the center of the space.

The schematic design reflects an increase of approximately 2,600 gross square feet (12.9 percent) from the building program; the total net square feet is consistent with the building program.

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

- The building has been designed to have a very strong presence from the corner of Stange Road and 13<sup>th</sup> Street.
- The three building components increase incrementally in height to create a hierarchy to the structure with three distinctly different exterior materials for the three components.
- The **north building component** would consist of a linear ribbed panel system (metal panels or pre-cast concrete) of off-white or buff color similar to the Administrative Services Facilities Office Building to the south, with continuous ribbon windows.
- The **central building component** would be constructed of brick masonry to provide a functional and visual anchor to the building, with brick similar to that used in the Hawthorn Court apartments to the east.
- The **south building component** would serve as the primary face of the building from campus.
  - The two-story height relates to the scale of the two-story Administrative Services Facilities Office Building to the south.

- The component would be constructed of a green tinted glass enclosure, complementing the terracotta color of the brick masonry in the central building component but distinguishing the two areas.

The **roof** would consist of a low-sloped design and would be constructed of a rubber roofing membrane material.

### **Parking**

The building would be served by a large parking area located to the south of Wanda Daley Drive and east of the Library Storage building.

A small number of handicapped and service parking spaces would be provided immediately to the west of the building.

### **Design Services**

The agreement with Brooks Borg Skiles would provide architectural and engineering services for design development through the construction phase of the project for a fee of \$331,200, including reimbursables. (The design agreement is subject to approval of the schematic design.)

**Revised  
Budget**

The revised budget of \$4,700,000, an increase of \$200,000, reflects the following:

- Additional costs for utility infrastructure work.
- Modifications to the building mechanical systems to permit future connection to the campus central utility system.

**Project Budget**

	Initial Budget <u>July 2001</u>	Revised Budget <u>Oct. 2001</u>
Construction Costs	\$ 3,353,100	\$ 3,579,500
Professional Fees	688,800	705,000
Movable Equipment	294,000	252,000
Relocation	24,500	25,000
Project Contingencies	<u>139,600</u>	<u>138,500</u>
TOTAL	<u>\$ 4,500,000</u>	<u>\$ 4,700,000</u>
Source of Funds:		
Income from Treasurer's Temporary Investments	\$ 2,000,000	\$ 2,000,000
Private Giving	1,500,000	1,425,000
4-H Foundation	1,000,000	1,075,000
Facilities Overhead Use Allowance	<u>0</u>	<u>200,000</u>
TOTAL	<u>\$4,500,000</u>	<u>\$ 4,700,000</u>

Union Drive Community Center

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>Union Drive Neighborhood</u>			
Permission to Proceed		Feb. 1999	Approved
Architectural Agreement—Validation of Master Plan, Development of Building Program, Schematic Design (Baldwin White Architects)	\$ 1,142,000	July 1999	Approved
Department of Residence Master Plan Progress Report: July 2000		July 2000	Received
Program and Schematic Design Concept Reports		July 2000	Received
Authorization to Proceed with Further Design of Utilities Infrastructure, Suite Building 1 and Community Center		July 2000	Received
Program Statements and Design Documents—Suite Building 1 and Community Center		Nov. 2000	Deferred
Project Descriptions and Total Budgets			
Suite Building 1	23,716,200	Nov. 2000	Deferred
Community Center	15,000,000	Nov. 2000	Deferred
<u>Architectural Agreements</u>			
Utility Infrastructure (Baldwin White Architects)	544,500	Nov. 2000	Approved
Suite Building 1 (Baldwin White Architects)	1,070,000	Nov. 2000	Approved
Community Center (Baldwin White Architects)	1,140,250	Nov. 2000	Approved
Amendment #1	250,000	May 2001	Approved
Authorization to Proceed with Planning for Demolition, North Wing – Helser		Nov. 2000	Deferred
<u>Program Statements and Design Documents</u>			
Suite Building 1		Dec. 2000	Approved
Community Center		Dec. 2000	Approved
<u>Project Descriptions and Total Budgets</u>			
Suite Building 1	23,716,200	Dec. 2000	Approved
Community Center	15,000,000	Dec. 2000	Approved
Authorization to Proceed with Planning for Demolition, North Wing – Helser		Dec. 2000	Approved
<u>Community Center</u>			
Revised Design Documents		Oct. 2001	Requested
Revised Total Project Budget	15,440,000	Oct. 2001	Requested

**Background**

Background information relating to the proposed project:

- In July 1998, the Board approved the conceptual framework for the Residence System Master Plan, with the understanding that specific projects or phases would be brought forward for Board approval in accordance with the Board's capital planning procedures.
- The master plan addresses facility renewal and creates additional student housing options by providing a wider range of unit types, amenities, and price options.
- The plan for the **Union Drive Neighborhood** includes the construction of a Community Center and three suite-style residence halls, each housing 320 students, in the southwest area of campus. **(An overview of the Union Drive Neighborhood will be provided in the design presentation.)**
- The Board authorized proceeding with Phase 1 development: Union Drive Suite Building 1, currently under construction, which would provide two double bedroom suite units with a shared bath; the Union Drive Community Center Building, which would provide improved and expanded dining options; and associated infrastructure.
- The Board approved the project description and budget for Suite Building 1 (\$23,716,200) which includes the necessary utility infrastructure work to serve the new Union Drive facilities.
- In December 2000 the Board approved the design development drawings for Suite Building 1 and the Community Center; however, based upon concerns raised relative to the contemporary versus traditional exterior design of the facilities, the University has since modified the exterior design of the Community Center for compatibility with the existing residence facilities in the Union Drive Neighborhood.
- During review of the exterior design, the University also incorporated improvements into the interior design; the University believes these modifications would accomplish the primary goals of the project in a more efficient manner.

**Project Scope**

The proposed Community Center project would include:

- Construction of a three-story facility of approximately 58,900 gross square foot (43,975 net square feet), which would feature a multiple service point food service and dining area (with a total capacity of 876) and community-centered program space to serve the needs of the Union Drive Neighborhood.

**Building Design**

Highlights of the modified **exterior** design:

- Incorporates a building scale, roof design, and materials consistent with other facilities in the area to continue the established fabric of the Union Drive Neighborhood. (The design was developed particularly in response to Friley Hall and State Gym.)
- Features red brick and limestone, steeply-sloped gable roofs with dormers, and windows.

Highlights of the modified **interior** design:

- The main entrance to the Community Center would be located on the **first floor**; this level would house the marketplace food service and kitchen areas, as well as the main dining areas.
  - The first floor design now includes meeting rooms, which were relocated from the mezzanine level, and an arcade which has been incorporated into the building design.
- The **ground floor** would house a convenience store, sports club, and a central post office for the Union Drive Neighborhood.
  - The central campus bakery, which was included on this level in the original design, has been removed. (The bakery will be developed in the Knapp/Storms or Wallace/Wilson residence halls.)
  - Approximately 3,500 net square feet of shell space has been incorporated on this level with the modified design.

- Private dining spaces would be located on the **mezzanine level**.
- The computer classroom has been removed from the building program. (It will be developed in the Friley Residence Hall.)

The modified design reflects an increase of 5,175 net square feet (10,400 gross square feet) to improve the functions of the dining and food service areas, the sports club and convenience store.

The following is a space summary comparison for the Community Center:

	Dec. 2000 <u>Design</u>	Oct. 2001 Modified <u>Design</u>	<u>Increase</u>	
Dining/Kitchen Areas	34,340	35,067	727	
Community Program Areas	<u>4,460</u>	<u>8,908</u>	<u>4,448</u>	
<b>Total Net Assignable Space</b>	<b>38,800</b>	<b>43,975</b>	5,175	nsf
<b>Total Gross Square Feet</b>	<b>48,500</b>	<b>58,900</b>	10,400	gsf
Net-to-Gross Ratio	<b>80 percent</b>	<b>75 percent</b>		

The majority of the **roof** areas would feature steep slopes constructed with heavy asphalt shingles of simulated slate.

The building would also feature a limited number of low-sloped roofing areas constructed of a rubber membrane material.

**Additional Information**

The design of the Community Center meets the requirements of the Americans with Disabilities Act. The building would have two elevators that would serve all floors. In addition, all public areas and all entrances to the building would be fully accessible, and access would be provided for pedestrian traffic on the site.

Construction of the Community Center is scheduled to be bid in the spring of 2002 and completed in the fall of 2003.

**Revised  
Budget**

The revised budget of \$15,440,000 for the modified Community Center design reflects an increase of \$440,000; however, excluding bond issuance costs, the actual increase in project costs exceeds **\$1.5 million**, including:

- Approximately **\$760,000** for the addition of 5,175 net square feet of space for the dining and food service areas, sports club and convenience store.
- Approximately **\$400,000** in inflationary cost increases resulting from the one-year delay due to the re-design of the Community Center.
- Approximately **\$300,000** for construction of the Community Center in its modified design.
- Approximately **\$40,000** for the incorporation of shell space on the lower level.

**Funding**

Project funding from Residence System Revenue Bonds would be maintained at approximately the same amount as previously indicated.

The additional funds would be provided by Residence System Funds previously allocated to other Residence System capital projects.

**Project Budget**

	<u>Initial Budget Dec. 2000</u>	<u>Revised Budget Oct. 2001</u>
Construction Costs	\$ 10,991,900	\$ 12,226,200
Professional Fees	1,305,600	1,716,850
Movable Equipment	1,343,000	1,343,000
Relocation	59,200	0
Project Contingencies	<u>153,100</u>	<u>153,950</u>
TOTAL	<u>\$ 13,852,800</u>	<u>\$ 15,440,000</u>
Source of Funds:		
Dormitory Revenue Bonds	\$ 13,852,800	\$ 13,830,000
Residence System Funds	<u>0</u>	<u>1,610,000</u>
Subtotal	<u>\$13,852,800</u>	<u>\$ 15,440,000</u>
Bond Issuance Costs (not included in October 2001 budget)	<u>1,147,200</u>	<u>0</u>
TOTAL PROJECT COSTS	<u>\$ 15,000,000</u>	<u>\$ 15,440,000</u>

Roy J. Carver Co-Laboratory

Source of Funds: Private Giving, Restricted Funds, Ag Experiment Station

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	Approved
Architectural Amendment #1 (Brooks Borg and Skiles)	264,000	June 2001	Approved
Architectural Amendment #2 (Brooks Borg and Skiles)	36,840	Oct. 2001	Requested

**Background**

Background information relating to the proposed project:

- The Roy J. Carver Co-Laboratory would construct a new 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.

**Architectural**

The amendment (**\$36,840**) would provide compensation for the

**Amendment**

following:

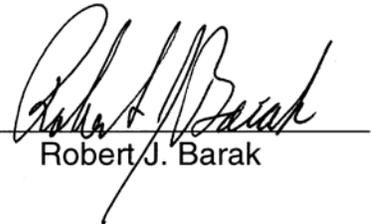
- Design services to incorporate an additional air handling unit and ductwork to serve the office and laboratory support areas in response to limited chilled water service to the building
- Contract document review services by a second party.

\* \* \* \* \*

Included in the University's capital register for Board ratification are 14 project budgets under \$250,000, two amendments to engineering agreements which were approved by the University in accordance with Board procedures, three construction contracts awarded by the Executive Director, the acceptance of one completed construction contract, and one final report. 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