

MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Register of Iowa State University Capital Improvement Business Transactions for Period of July 18, 2003, Through September 18, 2003

Date: September 8, 2003

Recommended Actions:

1. Approve the following items for the major capital projects, as defined by Board policy adopted in June 2003, included on the Register of Capital Improvement Business Transactions for Iowa State University.
 - a. **College of Veterinary Medicine—Teaching Hospital and Diagnostics Laboratory Renovation** project (see pages 4 through 8);
 1. Acknowledge receipt of the University's submission of information to address the Board's capital project evaluation criteria (pages 6 through 8);
 2. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
 3. Authorize permission to proceed with project planning, including the architectural selection process.
 - b. **Dairy/Animal Science Education and Discovery Facility** project (see pages 9 through 12);
 1. Acknowledge receipt of the University's submission of information to address the Board's capital project evaluation criteria (pages 11 and 12);
 2. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
 3. Authorize permission to proceed with project planning, including the architectural selection process.

- c. **Morrill Hall Renovation** project (see pages 15 through 22);
 1. Acknowledge receipt of the University's submission of information to address the Board's capital project evaluation criteria (pages 20 through 22);
 2. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
 3. Approve the program statement for the project.
 - d. **Pearson Hall Remodeling** project (see pages 23 through 28);
 1. Acknowledge receipt of the University's submission of information to address the Board's capital project evaluation criteria (pages 26 through 28);
 2. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
 3. Approve the expanded project scope and revised project budget.
2. Approve the remainder of the items on the Register of Capital Improvement Business Transactions for Iowa State University.

Executive Summary:

Background

The University requests permission to proceed with project planning for two new major capital projects, the **College of Veterinary Medicine—Teaching Hospital and Diagnostics Laboratory Renovation** project and the **Dairy/Animal Science Education and Discovery Facility** project.

The University also requests approval of actions on two major capital projects, the **Morrill Hall Renovation** and **Pearson Hall Remodeling** projects, which were 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 each project based on the analysis related to the evaluation criteria provided for each project within this docket memorandum.

Requested
Approvals

Permission to proceed with project planning for the **College of Veterinary Medicine—Teaching Hospital and Diagnostics Laboratory Renovation** project which would renovate existing areas and construct new space for the Veterinary Teaching Hospital and the Veterinary Diagnostic Laboratory to respond to the changing demands for the College's services, provide modern academic facilities to ensure accreditation, and provide facilities that are biosecure (see page 4).

- The Board Office recommendation for the Board's FY 2005 capital request includes \$14.45 million for the project (see G.D. 5d).

Permission to proceed with project planning for the **Dairy/Animal Science Education and Discovery Facility** project which would construct a new dairy education and research facility to consolidate the operations of the Dairy Research Farm and Dairy Teaching Farm (see page 9).

Permission to proceed with project planning for the **Central Campus—Knoll Road Service Court** project which would convert the portion of Knoll Road between Osborn Drive and Union Drive to a campus corridor area to provide improved circulation for the existing and projected pedestrian and bicycle volume in this area of campus (see page 13).

Program statement for the **Morrill Hall Renovation** project which would renovate the historic facility to house the Christian Petersen Art Museum, the Center for Teaching Excellence, the Center for Visual Learning in Textiles and Clothing, and general university classrooms (see page 15).

Expanded project scope and revised project budget (\$6,958,420) for the **Pearson Hall Remodeling** project which would incorporate the renovation of approximately 16,000 square feet of additional space into the project to provide expansion areas for the Departments of Computer Science, Theatre, and Foreign Languages and Literature (see page 23).

Revised project budget (\$1,790,000) for the **2003 Institutional Roads—Union Drive/Knoll Road Intersection Reconstruction** project for additional costs resulting from unforeseen site conditions (see page 29).
Engineering agreement with OPN Architects, West Des Moines, Iowa (\$64,460) for the **Town Engineering—Elevator Modernization** project which would upgrade the elevators to improve reliability (see page 30).

Background and Analysis:

College of Veterinary Medicine—Teaching Hospital and Diagnostics Laboratory Renovation

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Initial Review and Consideration of Capital Project Evaluation Criteria		Sept. 2003	Receive Report
Permission to Proceed		Sept. 2003	Requested

Background

The College of Veterinary Medicine building was designed and constructed in the 1970s.

While minor remodeling work has been undertaken since the building's construction, the laboratory and teaching facilities do not meet modern veterinary medicine requirements.

In 1996, the University was not initially granted a full, ten year accreditation from the American Veterinary Medical Association; this was partially the result of the general physical deterioration of the Veterinary Medicine facilities.

In addition, during the last dean search for the College, the condition of the facilities made it more difficult to attract a top candidate for the position.

In 2001, the University undertook a study to evaluate the facility needs of the Veterinary Teaching Hospital and the Veterinary Diagnostic Laboratory in response to the evolving mission of the College of Veterinary Medicine.

- Major changes affecting the Veterinary Teaching Hospital include:
 - Shifts in the demand for large animal veterinary services from food animals to equine, to large population (herd) medicine, and for rapid computer-based diagnostic reporting systems;
 - Demand for more extensive and invasive procedures for companion animals; and
 - Continuing demand for new technologies in surgery, imaging, rapid diagnostic pathology and medicine, and isolation for infectious diseases.

- The changing mission for the Veterinary Diagnostic Laboratory involves recognition of an increasing number of infectious disease risks throughout the state of Iowa and the nation, particularly as they relate to biosecurity and food safety.

The feasibility study found that significant facility improvements are needed to provide additional space to address current needs and the evolving mission of the College, to provide modern academic facilities to ensure accreditation, and to provide facilities that are biosecure.

Project Scope

In response to these issues, the University wishes to renovate a portion of the Veterinary Teaching Hospital and Veterinary Diagnostic Laboratory areas (approximately 95,000 gross square feet), and construct new space for these units (approximately 70,500 gross square feet).

The renovation work would be undertaken to improve existing functions, animal flow, and security; the new areas would be constructed to expand existing clinic space, animal holding areas, the equine center, imaging area, and office and support space.

Since the operations of the Veterinary Teaching Hospital and Veterinary Diagnostic Laboratory must be maintained during the project, the University plans to prepare a master plan to establish a framework for the logical progression of the renovation work and new construction.

The project would be accomplished with multiple phases and over multiple years as funds are available.

Anticipated
Cost/Funding

Approximately \$48,000,000 to be funded by private giving and capital appropriations.

The Board Office recommendation for the Board's FY 2005 capital request includes \$14.45 million for the project (see G.D. 5d).

Additional recommended funding is included in the outyears of the Five-Year Plan, FY 2005 – FY 2009 (see G.D. 5e).

Architect/
Engineer
Selection

Granting permission to proceed with the project would allow the University to begin the architect/engineer selection process in accordance with the Board's Policy Manual, which requires the selection of an architectural firm for projects of \$1 million or more by an institutional Architectural Selection Committee.

The University would return to the Board for approval of the selected firm and negotiated design agreement.

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 evolving mission of the College of Veterinary Medicine led to a feasibility study determining the facility needs of two of the College's units: Veterinary Teaching Hospital (VTH) and Veterinary Diagnostic Laboratory (VDL).

For the VTH three major changes have taken place:

- A shift in large animal veterinary service demand from food animals to equine, to large population (herd) medicine, and to needs for rapid computer-based diagnostic reporting systems
- A demand for more extensive and invasive procedures for companion animals
- Continuing demand for new technologies including surgery, imaging, rapid diagnostic pathology and medicine, and isolation for infectious diseases

Current VTH facilities are insufficient to meet the educational demands and to compete with modern, biosecure facilities at other universities.

For the VDL the changing mission involves recognition of increasing infectious disease risks throughout the nation and the State of Iowa especially for new emerging diseases, foreign animal disease recognition, and bioterrorism.

The study found that significant facility improvements are needed; additional space is needed to address both current needs and the evolving mission of the College. Current facilities are outdated and jeopardize accreditation, are inadequate for academic training, and are not biosecure.

Other Alternatives Explored The university engaged Flad and Associates, specialists in veterinary medicine facilities, to undertake a feasibility study to review existing facilities and meet with college and university staff to develop a space program, estimate project budgets and create conceptual implementation plans.

Findings include:

- The Veterinary Diagnostic Laboratory requires a higher level of bio security, primarily in the control of specimens reaching the necropsy. A bio secure isolation facility is recommended.
- A BL3 facility may be needed in the future.
- The Veterinary Teaching Hospital requires additional space for Large Animal Surgery, Large Animal Imaging, Theriogenology, and Equine specialties.

- The environmental conditioning of the large animal facilities in VTH is substandard.
- Additional space is required for most of the Small Animal areas including: Surgery, Examination, Imaging, Treatment and Holding.
- Renovations and new construction will impact many existing spaces, including offices. Implementation plans must provide for these relocations and reconfigurations to keep VTH in operation.

A variety of concepts were considered to allow the continued operation of the Hospital and Diagnostic Lab, even during extensive renovation. Functional adjacency requirements of the units, existing location within the facility, quantity of additional space needed, client access, and reasonable expansion zones on the available site were all considered. The only reasonable expansion for the Clinic is on the east, adjacent to parking.

Remote sites were considered for the future BL3 and the Biosecurity unit. A site adjacent to the Diagnostic Lab was recommended to allow for effective security and the convenient routing of cases, efficient transport of samples to diagnostic laboratories, consolidated use of the existing incinerator and possible joint use of a future digester.

The proposed project minimizes the disruption of ongoing college activities by phasing remodeling of existing spaces and construction of an addition while also minimizing the project's total cost.

Impact on Other
Facilities and
Square Footage

This multiphase project will construct 70,500 GSF in new space for VTH and VDL, followed by remodeling of 95,000 GSF.

The quantity of existing space is not adequate, and some of the existing space is no longer functionally appropriate due to changes in veterinary medicine, diagnostics, and animal care over the last 25 years. The addition of space followed by remodeling of existing space is the most effective and efficient solution to meet the college's needs.

Financial
Resources for
Construction
Project

Estimated project cost is \$48,050,000, with \$40,900,000 from state appropriations, and \$7,150,000 from private funds.

Financial
Resources for
Operations and
Maintenance

Estimated increases to the operating and maintenance costs of the remodeled and additional space is:
Custodial and routine maintenance- \$251,000
Utilities- \$307,000
Other (Grounds/Mail/EHS/DPS)- \$63,000
Total- \$621,000

The proposed source of funds for operations and maintenance is the university general fund and revenues generated from user fees. Income from services in VTH and VDL also supports programs for certain clinical faculty and staff, and for equipment and supplies.

- External Forces The College of Veterinary Medicine is influenced by a number of federal, state, and professional mandates:
- Accreditation of the College by the American Veterinary Medical Association requires comprehensive compliance with the agency's minimum standards.
 - The Animal Welfare Act and the American Association for Laboratory Animal Care set standards that must be met to qualify for Federal contracts and grants.
 - The Homeland Security Act requires the College to be in compliance with the standards for handling, storage, use and disposal of some biological materials.
 - The VDL has a State of Iowa mandate to receive dangerous and potentially economically devastating animal diseases in a pathogen containment facility and then decontaminate them.
 - Federal Laboratories located in Ames require the support of the College of Veterinary in collaborative research programs and academic training in facilities that meet all national standards. These laboratories include; National Animal Disease Center, Center for Veterinary Biologies Laboratory, and the Center for Veterinary Services Laboratory.
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Dairy/Animal Science Education and Discovery Facility

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Initial Review and Consideration of Capital Project Evaluation Criteria Permission to Proceed		Sept. 2003 Sept. 2003	Receive Report Requested

Background

The 2002 General Assembly directed Iowa State University to sell the Dairy Research Farm located in Ankeny, Iowa.

- The farm, which consists of 1,100 acres surrounded by the City of Ankeny, is inhibiting the City's future growth; the existing facilities at the farm are extremely outdated.
- The legislation directs that the proceeds from the University's sale of the farm are to be used to establish a new dairy research and dairy teaching facility, or for the University's Plant Sciences Institute.

The University reports that the 102 acre Dairy Science Teaching Farm, located southwest of the University campus in Ames, is surrounded by City residential areas; the existing facilities at the Ames Farm are also extremely outdated.

- The College of Agriculture is planning to discontinue operations at the farm and consolidate the dairy research and teaching programs at a new location.

Project Scope

The project would construct a new dairy education and research facility to combine the current activities of the Ankeny Dairy Research Farm and the Ames Dairy Teaching Farm into a single education and research operation to enhance recruitment and retention of students and strengthen research initiatives.

The proposed project would:

- Enhance student recruitment and retention with improved programs and facilities in close proximity to on-campus programs;
- Support fully-integrated research in farm and food systems by combining various areas of expertise in one location;
- Increase research collaboration with the USDA National Animal Disease Center in Ames, and with the programs of other regional universities and the Midwest agricultural industry;
- Strengthen partnerships with regional agricultural research programs; and
- Create a variety of operational efficiencies.

Project Site

The proposed site for the facility has yet to be determined; however, the anticipated location is on agricultural land south of the Iowa State University campus.

- The University estimates that approximately 1,000 acres of land would be needed to support the consolidated farm operations.

Anticipated
Cost/Funding

\$15,350,000 to be funded by proceeds from the sale of the Ankeny Farm.

Status Report –
Sale of Ankeny
Farm

The legislation directing the sale of the Ankeny Dairy Research Farm requires the University to submit its plan for the sale to the Board of Regents for review and approval.

- The University reports it is currently in the process of preparing the required environmental surveys with the United States Environmental Protection Agency in preparation for the sale; the University anticipates accomplishing the preparatory work over the next few months.

Additional
Information

The University reports that following the relocation of the Dairy Science Teaching Farm from its Ames location, the existing land would be retained for future University activities consistent with the University's Agricultural Land Management Plan presented to the Board in March 1997.

Architect/
Engineer
Selection

Granting permission to proceed with the project would allow the University to begin the architect/engineer selection process in accordance with the Board's Policy Manual, which requires the selection of an architectural firm for projects of \$1 million or more by an institutional Architectural Selection Committee.

The University would return to the Board for approval of the selected firm and negotiated design agreement.

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 Dairy Science faculty members at ISU aspire to provide one of the nation's premier programs in education and discovery in dairy sciences. Iowa dairy producers and manufacturers expect the Department of Animal Science and its dairy science faculty and staff to fulfill this vision. The people of Iowa expect ISU to provide educational opportunities for their children and for adult learners, discovery that answers questions to promote economically viable and environmentally sustainable dairy production, and responsive, productive involvement with our constituent dairy community. To achieve these outcomes and the goal of leadership, the faculty and staff must build upon their collective international reputation for excellence by finding undiscovered paths and charting new courses for the dairy industry.

Other
Alternatives
Explored

The Mortensen Road facility is extremely outmoded and surrounded by residential areas, and the Ankeny unit must move because of Legislative mandate.

Consolidation of the two operations into a single education and research operation now provides unique opportunities to:

- Enhance recruiting and retention of students by providing educational and outreach programming in modern, flexible facilities in close proximity to on-campus programs.
- Support fully integrated approaches to discovery in farm and food systems research by combining the expertise of Animal Science faculty with ISU collaborators in Agricultural Economics, Agricultural and Biosystems Engineering, Agronomy, Food Science and Human Nutrition, and Veterinary Medicine.
- Increase capacity for research collaboration with personnel from the USDA National Animal Disease Center, other university dairy programs within the region, and the agricultural industry in the Midwest.

- Strengthen the partnership with regional programs such as the North Central Regional research projects, the Northeast Iowa Community-Based Dairy Foundation, and the Western Iowa Dairy Alliance.
- Create efficiencies in labor and capital investments used in operations.

The alternative of continuing to operate two completely self supporting facilities does not allow the department to realize its goals of providing expanded leadership in science and education for the Midwestern dairy industry.

Impact on Other
Facilities and
Square Footage

The facility will house 500 milking cattle. Numerous buildings to accommodate the herd include:

- Milking management and animal housing barns
- Teaching and visitor facilities including a farm manager residence
- Feed preparation and storage buildings
- Waste handling systems
- Other support facilities

The land needed to support the buildings and animal waste systems is approximately 1,000 acres.

Operations at the existing Dairy Science Teaching Farm located on Mortensen Road will be discontinued and the land retained for future university activities.

The Ankeny research unit will be relocated to the new facility and the entire Ankeny Farm will be sold.

Financial
Resources for
Construction
Project

Estimated project cost is \$15,350,000 to be fully funded by the sale of the Ankeny Farm land.

Financial
Resources for
Operations and
Maintenance

Estimated operations and maintenance costs of the new facility is \$45,000.

Reallocation of the current operating and maintenance costs of approximately \$25,000 for the facilities at the Ankeny Farm will reduce the net increase for the new facility's O&M to about \$20,000.

The proposed source of funds for operations and maintenance is the Agricultural Experiment Station and enterprise revenues.

External Forces

A 2002 act by the Iowa Legislature requires the university to sell the Ankeny farm. The proceeds from the sale shall be retained by the university for use in establishing a new dairy research and dairy teaching facility.

Central Campus—Knoll Road Service Court

Project Summary

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

Background

The existing portion of Knoll Road located south of Osborn Drive and north of Union Drive provides vehicle, bicycle and pedestrian access to several campus buildings including Curtiss Hall, Ross Hall, the Gerdin Business Building, and the Farm House. (A map of the area is included as Attachment A.)

This area is heavily congested with pedestrians, bicyclists and motor vehicles due to the large volume of activities in the major campus buildings in the area; the use of the roadway is expected to increase with the opening of the Gerdin Business Building late in the fall of 2003. The mix and volume of these activities has raised safety concerns for this area of Knoll Road.

The University's Campus Master Plan proposes several pedestrian links; included is the partial closure of Knoll Road and development of a pedestrian corridor to provide a safer central campus connection for students.

Project Scope

The project would convert this portion of Knoll Road, which totals approximately 1,500 feet, to a campus corridor area to improve circulation at this campus location and better accommodate current and projected pedestrian and bicycle volume.

- This would be accomplished by expanding the existing pedestrian areas and limiting vehicle access to reduce traffic conflicts.
 - The University would consider limiting vehicle access to service vehicles only, and only from the north entrance to Knoll Road from Osborn Drive, and allowing pedestrian access only from the south entrance to Knoll Road from Union Drive.
 - The University would also consider reconfiguring the existing parking area located south of Ross Hall, and development of a courtyard area, with turnaround space and a pedestrian walkway, to serve the parking lot.
 - The parking area currently provides parking for 26 vehicles; the University anticipates that the same parking capacity would be maintained with the reconfiguration of this area.

Anticipated Cost/Funding	<p>\$2,120,000 to be funded by Institutional Roads Funds, Parking System Funds, Private Giving, Building Repair Funds, General University Funds, and/or Income from Treasurer's Temporary Investments.</p> <ul style="list-style-type: none">• The University indicates that there is private donor interest in providing improved landscaping, a plaza area, and art work in the project area; the University wishes to develop plans to share with potential donors and others interested in improving the campus environment.
Architect/Engineer Selection	<p>Granting permission to proceed with the project would allow the University to begin the architect/engineer selection process in accordance with the Board's <u>Policy Manual</u>, which requires the selection of a design professional for projects of \$1 million or more by an institutional selection committee.</p> <p>The University would return to the Board for approval of the selected firm and negotiated design agreement.</p>
Capital Project Evaluation Criteria	<p>While the project cost is anticipated to exceed \$1 million, the project does not meet the definition of a major capital project (new construction or renovation) adopted by the Board in June 2003, and therefore evaluation criteria has not been included.</p>

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 Architectural Agreement—Pre-Design Through Schematic Design (RDG Bussard Dikis, Des Moines, IA)	211,723	Jan. 2003 May 2003	Approved Approved
Initial Review and Consideration of Capital Project Evaluation Criteria Program Statement		Sept. 2003 Sept. 2003	Receive Report 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. (A map indicating the location of the facility is included as Attachment B.)

The building consists of 25,525 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 has determined that there is sufficient interest in a fund raising effort to support the renovation of Morrill Hall.

Project Scope	<p>The University wishes to renovate Morrill Hall to house the following:</p> <ul style="list-style-type: none">• Gallery and studio space for the University Museum’s Art-on-Campus Collection (the Christian Petersen Art Museum), instructional programs, and special events;• Office, workshop and library space for the Center for Teaching Excellence;• Conservation classroom, collection storage and exhibition/gallery space for the Center for Visual Learning in Textiles and Clothing; and• Classroom space and conference room for university-wide use. <p>The location of these functions in Morrill Hall contributes to the University’s Strategic Plan goal of enhancing learning through exceptional learner-centered teaching, services, and enrichment opportunities.</p> <p>The project would also correct life safety, deferred maintenance, accessibility, and building code deficiencies, and provide exterior repairs.</p> <ul style="list-style-type: none">• This would include installation of an elevator and egress stair, replacement of the existing interior stair and windows, repair and replacement of exterior masonry and roof areas, improvements to restrooms, and exterior modifications for wheelchair access. <p>Due to the historical significance of Morrill Hall, the improvements and modifications to the building would be consistent with the existing architecture.</p>
Program Statement	<p>The program statement for Morrill Hall reflects the following University goals for the building:</p> <ul style="list-style-type: none">• Provide greater learning opportunities for students, both academically and socially.• Support integrated learning by providing observational learning opportunities for everyone who walks through the building.• Provide a sense of community and promote participation in the building’s activities by students, faculty and staff.• Provide a place for group learning where individuals can be part of a group experience.

Christian Petersen Art Museum

The project would establish the Christian Petersen Art Museum in Morrill Hall. This would allow the art collection to be relocated out of storage and displayed in the heart of campus to provide formal and informal learning opportunities for students.

The Museum would provide a permanent home for Christian Petersen art collection, housing 700 of the artist's drawings and sculptures, thereby serving as the home of what could be the nation's largest campus public art collection.

The Museum would present interactive art collections and exhibitions, providing visual learning opportunities that could be easily integrated into the existing curriculum for all University colleges.

The Museum would be comprised of two exhibition gallery spaces.

- Gallery I, the largest of the two gallery areas, could be utilized daily as a technologically advanced educational area, as well as gallery space.
- Gallery II would house contemporary exhibitions and could be periodically converted into a studio for visiting public artists.

The Museum would also house storage space for permanent and loaned collections, staff office areas, and support space.

Center for Teaching Excellence

The mission of the Center for Teaching Excellence is to promote learning and the scholarship of teaching at the University; the Center encourages dialogue and teamwork among students and instructors.

The Center's activities to promote excellence in teaching include faculty forums, seminars, workshops, and individual faculty consultation.

- The Center is currently located in 1,500 net square feet of space in the Laboratory of Mechanics building where there is a very limited office area and no space for seminars or forums.

The Morrill Hall space would provide office areas, workshop space, and a library/resource center to support the Center's activities.

Center for Visual Learning in Textiles and Clothing

The mission of the Textiles and Clothing program of the College of Family and Consumer Sciences is to create and extend knowledge about the design, production, distribution, promotion and use of textiles and apparel for the people of Iowa, as well as the national and international community.

- The Center is currently located in crowded conditions in 2,400 net square feet of space in LeBaron Hall; at this location, the required temperature and humidity levels cannot be adequately controlled for preservation of the clothing and textile collections, and limited space compromises the use of the collection materials for teaching or research programs.

The Center for Visual Learning in Textiles and Clothing in Morrill Hall is envisioned as an enhanced visual and active teaching-learning center, a resource for scholarly work, and an outreach facility which encourages and promotes the study, research and appreciation of historic clothing and textiles.

The Center would provide a special laboratory for the conservation and restoration of textile items, a high-tech classroom that can be used for distance education, storage facilities for the historic clothing and textiles collection, and gallery space for fiber arts and apparel exhibits.

The Morrill Hall space would support the preparation of exhibits, research on proposed exhibit artifacts, and stabilization of irreplaceable costumes and textiles, all of which contribute to the training of future museum and costume collection professionals.

General University Classrooms

The project would provide one large classroom with seating for 75 students, one small classroom with seating for 35 people, and a conference/seminar room with seating for 25 individuals, all for general University use.

The classrooms would be designed to aid in the teaching methodologies of the building occupants by providing display cabinets for museum objects, and by installing climate control for the protection of the objects and high-tech instructional equipment; however, the classrooms would be designed to be flexible for use in other academic courses.

The availability of general classroom space in Morrill Hall would provide excellent student access to the art-on-campus experience that would be provided with the gallery space in the facility.

The program booklet is on file in the Board Office.

Square Footage
Table

The following table provides the detailed square footages for the project.

Detailed Building Program

Christian Peterson Art Museum

Gallery I	2,800
Permanent and Loaned Object Storage	935
Gallery II/Studio	900
Staff Office Areas	200
Support Space	<u>200</u>

Total 5,035 nsf

Center for Teaching Excellence

Office and Support Areas	1,460
Workshop	600
Library/Resource Center	300
Storage Space	<u>200</u>

Total 2,560 nsf

Center for Visual Learning in Textiles and Clothing

Conservation Lab/Classroom	700
Collection Storage	625
Exhibition/Gallery III	525
Staff Office/Curatorial Space	<u>200</u>

Total 2,050 nsf

Shared Spaces

Large Classroom	1,350
Small Classroom	650
Conference/Seminar Room	615
Protected Receiving Area	420
Photography	200
Catering Staging	100

Total 3,335 nsf

Total Net Assignable Space 12,980 nsf

Anticipated Gross Square Feet 25,525 gsf

Anticipated Net-to-Gross Ratio = 51 percent

Anticipated
Project Cost/
Funding

\$9,000,000 to be funded by private giving (\$8,150,000) and capital appropriations (\$850,000).

- The University would utilize \$850,000 from the capital appropriations authorized by the 2002 General Assembly for the General Classrooms and Auditoriums project to fund the two classroom areas in Morrill Hall.

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 three proposed occupants of Morrill Hall, the Christian Peterson Art Museum, the Center for Visual Learning in Textiles and Clothing, and the Center for Teaching Excellence, contribute to the Strategic Plan goal to enhance learning through exceptional learner-centered teaching, services, and enrichment opportunities.

The Christian Peterson Art Museum will comprise two exhibition gallery spaces. One can be used daily as a high-tech educational space as well as gallery space. The second space will house contemporary exhibitions and also can be periodically converted into a studio for visiting public artists. Faculty and staff teaching regular course work in the museum facilities will be able to employ object learning techniques to aid in instruction.

The proposed Center for Visual Learning in Textiles and Clothing will include collection storage facilities, a special conservation laboratory, a high-tech classroom that can be used for distance education, and a gallery for fiber arts and apparel exhibits. Items from the collection will be used in many textiles and clothing classes. Professors say student learning is greatly enhanced when students can see and touch collection pieces.

Great teachers and great opportunities for student learning are at the heart of the Center for Teaching Excellence. Teaching is challenging and complex work that requires collaboration, experimentation, discussion and access to information. Among the Center's activities to promote excellent teaching are: regular faculty forums, seminars and workshops, funding for experimentation, and individual faculty consultation.

Classrooms in the building will be designed with flexibility to support the needs of the occupants and the general university. The opportunity to schedule classes from other programs will also give students in those classes an art-on-campus experience. Adding classroom space in the center of campus will provide excellent student access for these experiences.

Other
Alternatives
Explored

The Christian Peterson Art Museum does not currently have a permanent home. The art works are scattered throughout campus, at the Brunnier Art Museum and in storage. The Morrill Hall Renovation will allow public viewing of works that are not currently available on a regular basis.

The Center for Visual Learning in Textiles and Clothing is now located in crowded conditions in LeBaron Hall where temperature and humidity cannot be adequately controlled for collection preservation. Space is so limited that using the collection materials as an integral part of either a teaching or research program is compromised. There is currently no space available for a conservation laboratory on campus; this lab would be used to teach students how to conserve and restore textile items.

The Center for Teaching Excellence is located in the Laboratory of Mechanics and is constrained from offering services because they lack the space needed to adequately support faculty teaching improvements. Office space is very limited and there is no space for seminars or forums to engage faculty in learner-centered initiatives.

Locating these units in Morrill Hall is an opportunity to solve the space problems they each face, and just as importantly, the occupants of Morrill Hall will be able to collaborate in meeting the university's mission and goals. Visual and object learning techniques employed by the Museum and Textiles and Clothing will be excellent examples of techniques usable by the Center for Teaching Excellence as learning enhancements for faculty teaching improvements. Classes using the building will be introduced to art objects on a regular basis as part of their coursework, and faculty will be able to include these visual and tactile experiences in their classes.

Impact on Other
Facilities and
Square Footage

The anticipated use of Morrill Hall accommodates the three occupants in approximately 12,980 NASF. A small addition to provide an accessible entrance and to create code complying exits could be a part of the project but these additions would not impact the amount of usable space available to the departments.

Existing space of 1,500 NASF in the Laboratory of Mechanics will be reallocated to other building occupants including the ISU Research Foundation, the Office of Intellectual Property and Technology Transfer, and the Faculty Senate.

Existing space of 2,400 NASF in LeBaron Hall will be reallocated to General University Classrooms and the department of Textiles and Clothing.

Financial Resources for Construction Project \$8,150,000 will come from Private Giving, with \$850,000 of State Capital Appropriations coming from General Classrooms and Auditoriums project which is providing for two classrooms in Morrill Hall.

Financial Resources for Operations and Maintenance Estimated operations and maintenance costs of the renovated facility are:

Custodial and routine maintenance- \$51,000
Utilities- \$94,000
Other (Grounds/Mail/EHS/DPS)- \$37,000
Total- \$182,000

These funds will appear as an Opening New Building request because Morrill Hall has been off-line for several years and previous O&M expenses were eliminated from the current budget.

The proposed source of funds for operations and maintenance is the university general fund.

External Forces The most compelling external interest in the Morrill Hall Renovation project comes from the faculty, staff, students, alumni and friends of Iowa State University. There is overwhelming support for a project that will give new life to this historic facility. The building, originally completed in 1891, is named after Justin Smith Morrill who sponsored the legislation establishing the Land-Grant College System. Iowa was the first state to accept the terms of the Morrill Act and was the first institution to be designated a land-grant institution. Over the 112 years, the building has served a number of different functions and is of historical significance. More detailed information is contained in the program document that is on file in the Board Office.

Fire and life safety codes were partially responsible for closing the facility. Exiting from the building did not meet current building codes. Additionally, the facility did not meet minimal accessibility standards of the Americans with Disabilities Act.

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
Architectural Agreement (Herbert Lewis Kruse Blunck, Des Moines, IA)	251,783	Jan. 1999	Approved
Revised Project Budget	2,700,000	April 2001	Approved*
Program Statement—First Floor		Oct. 2001	Approved
Revised Program Statement		June 2003	Approved
Schematic Design—First Floor		June 2003	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Sept. 2003	Receive Report
Expanded Project Scope and Revised Project Budget	6,958,420	Sept. 2003	Requested

* Approved by University in accordance with Board procedures.

Background

The remodeling of Pearson Hall was initiated approximately five years ago in response to the University's goal of providing more efficient space allocation through the centralization of departmental functions which had been located throughout campus.

- Pearson Hall is located east of the Black Engineering Building and south of Marston Hall. (A map indicating the location of the facility is included as Attachment C).

The project was put on hold by the University following approval of the program statement in October 2001 due to budget concerns; the project was reinstated by the University with approval of the revised program statement and schematic design in June 2003.

The Pearson Hall Remodeling project as presented to the Board in June 2003 would upgrade 8,422 net square feet of space on the first floor of the facility to house office areas for the Graduate College, the Office of Sponsored Programs, and Compliance Administration.

- The Graduate College and Office of Sponsored Programs were previously located in Beardshear Hall and are currently located on the ground floor of Pearson Hall; Compliance Administration is currently located in Beardshear Hall.

The project would also upgrade the first floor restroom and corridor space, lighting, and ceiling and corridor finishes, and install a fire suppression system throughout the building as required by the State Fire Marshal.

Expanded Project Scope The University wishes to further expand the project scope to remodel all of the ground floor and portions of the second and third floors of the building.

The project would remodel approximately 10,000 net square feet of space on the ground floor to provide expansion space for instructional laboratories and graduate student offices for the Department of Computer Science.

- These functions are currently located in Atanasoff Hall; the University reports that the growth in the Department's teaching and research programs cannot be accommodated at this location.
 - The laboratories are used to support high demand classes for students in many academic programs; they are heavily scheduled and opened in the evenings for individual use.

The project would also remodel a total of approximately 6,000 net square feet of space on the second and third floors for the expansion of existing office areas and teaching laboratories for the Departments of Theatre and Foreign Languages and Literature.

- Some of the functions currently located in this space will locate to Carver Hall when space in that building is vacated by the College of Business's move to the Gerdin Business Building.

The project would also upgrade restrooms and other common spaces on the ground floor, and renovate common spaces on the second and third floors.

Square Footage
Table

The following table reflects the total estimated square footages for all areas proposed for renovation in Pearson Hall with the expanded project scope.

<u>Project Areas</u>			
<u>First Floor</u> (previously approved)			
Graduate College		3,940	
Office of Sponsored Programs		3,595	
Compliance Administration		<u>887</u>	
			8,422 nsf
<u>Ground Floor</u> (part of expanded scope)			
Department of Computer Science			10,000 nsf
<u>Second and Third Floors</u> (part of expanded scope)			
Department of Theatre		4,500	
Department of Foreign Languages and Literature		<u>1,500</u>	
			<u>6,000</u> nsf
Total Net Assignable Space			<u>24,422</u> nsf

Revised Project
Budget

The revised budget of \$6,958,420, an increase of \$4,258,420, includes the additional costs of:

- Incorporating into the project scope the renovation of a total of approximately 16,000 net square feet of space on ground, second and third floors;
- Incorporating into the project scope the renovation of 887 net square feet of space to house Compliance Administration and the installation of a fire protection system for the facility;
- Additional consultant fees for the expanded project scope and start-up expenses following reinstatement of the project.

Additional
Information

The University plans to undertake the work with two construction contracts.

- The University anticipates bidding the first floor work in January 2004; construction completion is anticipated in November 2004.
- The project schedule for work on the ground, second and third floors will be provided with the presentation of the program statement or schematic design for these areas.

Funding Building Repair and/or General University Funds, and Income from Treasurer's Temporary Investments.

Project Budget

	<u>Revised Budget (April 2001)</u>	<u>Revised Budget (Sept. 2003)</u>
Construction Costs	\$ 1,660,500	\$ 5,175,170
Professional Fees	426,800	1,132,380
Movable Equipment	500,000	432,320
Relocation	5,000	20,690
Project Contingency	<u>107,700</u>	<u>197,860</u>
TOTAL	<u>\$ 2,700,000</u>	<u>\$ 6,958,420</u>

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 This remodeling project in Pearson Hall is the last of a series of space reallocation and remodeling projects intended to allow expansion of academic and student services programs in close proximity to the core campus.

The university's strategic plan goals of learning and discovery will be enhanced by the reallocation plan for Pearson Hall. The Graduate College and the Office of Sponsored Programs, along with the Compliance Administration office, will occupy one level of the building. These departments are closely associated with graduate education and sponsored research. The Graduate College offices function as the service unit for these students, and include: recruitment and retention, classification, scholarship and aid, program of study approvals, thesis review and commencement planning.

The Office of Sponsored Programs and Compliance Administration provides assistance to faculty and graduate students in developing and submitting proposals for funded research, while ensuring that mandated research protocol is followed. The Discovery goal of expanding basic and applied research for the benefit of both graduate students and faculty requires an increase in the amount of funds awarded. The Office of Sponsored Programs helps faculty as these proposals are being developed to enhance the likelihood of funded project awards. The office will be consolidated from separate locations and expanded to house additional staff required to accommodate the increasing workload generated by faculty that are aggressively pursuing new sources of research funding.

A portion of the reallocation will provide instructional laboratories and graduate student offices for the Department of Computer Science. The teaching and research programs of the department are growing so large that there is no longer enough space in Atanasoff Hall to accommodate the needs of the department. Instructional and open computer laboratories are being relocated to Pearson Hall to allow for growth of the department's research units. These laboratories are used to support high demand classes for students in many other academic programs. The labs are heavily scheduled and then opened in the evenings for individual use.

Other current occupants of the building include the departments of Theater and Foreign Languages and Literatures. These departments will expand into available offices to relieve crowded conditions where faculty are sharing small offices. Expansion of teaching laboratories will also be an important part of the planned reallocation.

Other
Alternatives
Explored

In 1997 a major undertaking was initiated to reallocate central campus space to academic and student services activities by moving administrative units to the perimeter of the campus. Pearson Hall is the last of the buildings to be remodeled to achieve the goals of that project. Administrative Technology Services (ATS) (formerly Administrative Data Processing) and the Instructional Technology Center (ITC) had occupied portions of Pearson Hall. ATS moved to the Administrative Services Building and ITC moved to the Communications Building leaving about 18,000 NASF for reallocation.

The initial list of departments considered for occupancy was substantial. Decisions about the best use of the space focused on the relative need for space as well as the opportunity to consolidate academic and student services units, benefiting student access and interaction. Student needs for daily instructional activities and contact with faculty are important to the departments, and the needs of students to conduct frequent business with administrative units were important considerations in the final list of occupants.

Impact on Other
Facilities and
Square Footage

Space to be remodeled in Pearson Hall may be summarized as:
Ground Floor 10,000 NASF
First Floor 8,422 NASF
Second Floor 4,500 NASF
Third Floor 1,500 NASF
Total 24,422 NASF

The Graduate College and the Office of Sponsored Programs are temporarily located in Pearson Hall after moving from Beardshear Hall to accommodate the development of the student services area on the ground floor of Beardshear. Their previous space was reallocated with the Beardshear Hall remodeling project, and their temporary space is part of the current project. Compliance Administration is currently housed in Beardshear Hall within the Vice Provost for Research and Advanced Studies office.

The Computer Science teaching laboratories are currently located in Atanasoff Hall. Reallocation of the space vacated (6,000 NASF) to research laboratories for the Computer Science department is anticipated.

Foreign Language and Theatre reallocation and remodeling on the second and third floors are smaller parts of the project made possible by relocation of other activities to Carver Hall. A remodeling project in Carver reallocates space vacated by the College of Business as the Gerdin Business Building is completed.

Financial
Resources for
Construction
Project

Building Repair Funds, General University Funds, and/or Income from Treasurer's Temporary Investments.

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

Most of the initiative behind this project is to effectively use central campus space to support the university mission and goals.

One of the project goals is to improve the accessibility to the building to meet the requirements of the Americans with Disabilities Act by creating another accessible entrance and upgrading restroom facilities.

2003 Institutional Roads—Union Drive/Knoll Road Intersection Reconstruction

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget Engineering Agreement—Pre-Design Through Construction Phase Design Services (Kirkham Michael and Associates, Des Moines, IA)	\$ 980,000 122,833	Sept. 2002 Jan. 2003	Approved Approved
Revised Project Budget	1,790,000	Sept. 2003	Requested

Background The pavement at the intersection of Knoll Road and Union Drive, near the site of the Gerdin Business Building, has deteriorated beyond repair.

Construction traffic at the site has accelerated the deterioration of the roadway.

Project Scope The project will reconstruct and realign 600 linear feet of roadway at the intersection of Knoll Road and Union Drive.

The realignment would shift the intersection to the south and west of its existing location to address potential grade problems at the site.

The new alignment will also provide an improved campus entrance drive, consistent with the University's Campus Master Plan.

The project also includes the reconstruction of sidewalks in the area, and the replacement of street lighting and the Knoll Road culvert over College Creek.

Revised Budget The revised project budget of \$1,790,000, an increase of \$810,000, would address unforeseen site conditions which have increased project costs.

- Poor soil conditions at the site will increase construction costs for the roadways, retaining walls, and the new bridge.
- The roadway alignment in relationship to College Creek will require additional engineering and construction work for the new bridge structure.

Funding Institutional Roads Funds.

Project Budget

	<u>Initial Budget (Sept. 2002)</u>	<u>Revised Budget (Sept. 2003)</u>
Construction Costs	\$ 815,520	\$ 1,435,800
Professional Fees	151,380	269,200
Project Contingency	<u>13,100</u>	<u>85,000</u>
TOTAL	<u>\$ 980,000</u>	<u>\$ 1,790,000</u>

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	Approved
Engineering Agreement (OPN Architects, West Des Moines, IA)	64,460	Sept. 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.

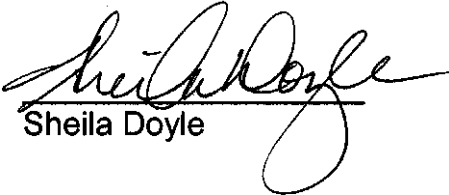
Project Scope The University wishes to upgrade the elevators to improve reliability.

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.

Design Services The University requests approval to enter into an agreement with OPN Architects, West Des Moines, Iowa, to provide full design services for the project.

Funding Building Repair and/or General University Funds.

Also presented for Board ratification are two construction contracts awarded by the Executive Director, the acceptance of two completed construction contracts, and four final reports. The register prepared by the University is included in the Regent Exhibit Book.


Sheila Doyle

Approved: 
Gregory S. Nichols