

MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Register of Iowa State University Capital Improvement Business Transactions for Period of July 21, 2000 through September 14, 2000

Date: September 5, 2000

Recommended Actions:

1. Approve the design development drawings for the Honors Program Building project; and
2. Approve the remaining items on the Register of Capital Improvement Business Transactions.

Executive Summary:

Iowa State University requests approval of design development drawings for the Honors Program Building project which will construct a new facility for the Honors Program. The drawings, which are contained in a separate booklet with the Board's docket materials, are being presented in response to concerns raised by Board members regarding the design and proposed site for the building when the schematic design was presented at the July meeting.

The University requests approval of a revised project budget (\$631,800), architectural amendment (\$5,800), and construction contract award (\$271,000) for the Birch-Welch-Roberts Roof Replacement—Phase 2 project to allow completion of the roof replacement work for the residence hall.

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

With KJWW Engineering Consultants (\$700,000) for the Gilman Hall Systems Upgrade project; and

With Herbert Lewis Kruse Blunck (\$36,300) to provide full design services for the Hilton Coliseum—Interior Handrails project.

Background and Analysis:

Honors Program Building

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

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

The University has progressed with design development drawings for the facility based on the schematic design approved by the Board at the July meeting. In this process, the University has revisited the site and design issues in consultation with the project architects.

The siting concerns expressed by Board member related to the proximity of the building to central campus, and the perception that the building would encroach onto the central lawn and encumber one of the University's premier physical assets. The building's footprint has been physically "staked" on site according to dimensioned building plans. The outline of the building falls behind a dense planting of trees which visually terminates views from the central campus lawn. The height of the proposed building will also fall below the tops of most of the trees as seen from central campus. Additionally, a shadow study was prepared which confirmed that no significant shadow would be cast onto an adjacent greenhouse structure. It is still the opinion of the design consultants and the University administration and design staff that the building location is appropriate and will neither encroach on the central lawn nor be a visual distraction to the central campus.

The other concern raised by Board members at the July meeting was the prairie style architecture of the building and its relationship to other central campus facilities. Rather than attempting to match the design of the Honors Program Building to one of the surrounding facilities, the project architects chose a low profile building design that replicates the prairie style while attempting to blend the surrounding landscape with the structure. This sensitivity to Iowa State University's landscape has been an important element of this project.

The design proposes extensive glazing that will open toward central campus. The glazing will reflect the existing landscape as well as visually extend the enclosed spaces of the building toward central campus. In response to concerns relative to the horizontal orientation of the glass, the project architects have arrived at an alternative that will orient the glass vertically. This orientation will recall the proportions of double hung windows that are prevalent on campus and will also help vision lines out of the building.

The proposed exterior materials were chosen to replicate some of the late 19th and early 20th century buildings of similar scale on campus. The scale of brick as the primary building material was chosen to fit the overall size of the building. The darker color of the brick will help the building to recede into its environment. The building will have accents of limestone, or materials closely resembling the rustication found on similar campus buildings.

The roofline is low, with broad overhangs, which tends to lead the eye from the building to the surrounding environment. The use of darker materials for the roof is consistent with other pitched roofs on campus and will help the building to recede further into its environment.

Birch-Welch-Roberts Roof Replacement—Phase 2
Source of Funds: Dormitory System Surplus Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	456,800	Sept. 1998	Approved
Architectural Agreement (Benjamin Design Collaborative)	31,500	Dec. 1998	Approved
Architectural Amendment #1	2,500		Approved
Construction Contract Award—North Slope of Roberts, South Side of Welch (Vis, Ltd.)	285,690	Sept. 2000	Ratification*
Revised Project Budget	631,800	Sept. 2000	Requested
Architectural Amendment #2	5,800	Sept. 2000	Requested
Construction Contract Award—Birch and East Side of Welch (Vis, Ltd.)	271,000	Sept. 2000	Requested

*Awarded by Executive Director in accordance with Board procedures.

This project is the second phase of work to complete the replacement of the slate shingle roofing of the residence hall. The construction contract for a portion of the roof area was awarded by the Executive Director in July 2000. The contract was bid to allow completion of the entire area, but the three bids exceeded the engineering estimate by at least 35.8 percent, which the University attributed to the construction market.

Therefore, the University requested award of the construction contract for the Base Bid plus two of the four alternates which could be awarded within the project budget. The two alternates provided for replacement of the roof areas on the north slope of Roberts Hall and the south side of Welch Hall. The contract for the work in the remaining two alternates was re-bid on August 10, 2000, in an effort to complete the remainder of the roofing work this summer. This contract includes replacement of the roof on the east half of Welch Hall and all of the pitched roof areas of Birch Hall.

Based on the results of the bid opening, the University requests approval of a revised project budget in the amount of \$631,800, an increase of \$175,000, and award of the construction contract in the amount of \$271,000 for completion of the remainder of the roof area. Amendment #2 to the engineering agreement will provide compensation for the preparation and distribution of the additional bidding documents.

Project Budget

	Initial Budget <u>Sept. 1998</u>	Revised Budget <u>Sept. 2000</u>
Construction Costs	\$ 409,500	\$ 580,000
Professional Fees	<u>47,300</u>	<u>51,800</u>
TOTAL	<u>\$ 456,800</u>	<u>\$ 631,800</u>

Gilman Hall Systems Upgrade

Source of Funds: Capital Appropriations

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>Prior Board Approvals</u>			
Permission to Proceed Engineering Agreement (KJWW Engineering Consultants)	\$ 100,000	May 1992 March 1993	Approved Approved
Permission to Proceed Project Description and Total Budget Engineer Selection to Complete Design Services (KJWW Engineering Consultants)	11,000,000	June 2000 June 2000 June 2000	Approved Approved Approved
<u>Current Approval Requests</u>			
Engineering Agreement—Pre-Design Through Construction (KJWW Engineering Consultants)	700,000	Sept. 2000	Requested

This project will replace the aging heating, ventilating and air conditioning and fume hood exhaust systems in the 1965 addition to Gilman Hall. Various mechanical systems which serve the 1965 addition to Gilman Hall are in danger of complete failure. The current activities of the Gilman Hall occupants, which include the Departments of Chemistry, Chemistry Stores and Shops, Material Science and Engineering, and the Ames Laboratory, require much more intensive fume hood exhaust than was designed into the original building.

The majority of planning and design services for the project were completed in anticipation of funding for the project prior to July 1993; the remaining design services were put on hold pending future State funding for the project. However, since that time, the scope of the project has increased to include additional areas of Gilman Hall.

The University requests approval to enter into an agreement with KJWW Engineering Consultants to complete the remaining design services for the previously-approved project, and provide design services for the additional project component. The agreement provides for a fee of \$700,000, including reimbursables.

Hilton Coliseum—Interior Handrails

Source of Funds: Hilton Coliseum Surplus Funds

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 300,000	June 2000	Approved
Architectural Agreement (Herbert Lewis Kruse Blunck)	36,300	Sept. 2000	Requested

The handrails will be installed to improve safety and accessibility in the parquet and mezzanine areas which currently do not have handrails. With completion of this project, handrails will be provided for all permanent seating areas in Hilton Coliseum.

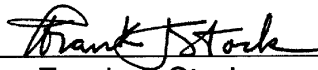
The University requests approval to enter into an agreement with Herbert Lewis Kruse Blunck to provide design services for the project. The agreement provides for a fee of \$36,300, including reimbursables.

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Included in the University's capital register for Board ratification are 17 project budgets under \$250,000, three amendments which were approved by the University in accordance with Board procedures, five construction contracts awarded by the Executive Director, the acceptance of three completed construction contracts, and 11 final reports. These items are listed in the register prepared by the University and are included in the Regent Exhibit Book.


Sheila Lodge

Approved:


Frank J. Stork