

MEMORANDUM

To: Board of Regents
From: Board Office
Subject: Mississippi River Environmental Research Station
Date: September 5, 2000

Recommended Actions:

1. Authorize the Executive Director, on behalf of the Board, to enter into a 28E agreement with the Iowa Department of Natural Resources based upon the parameters detailed in this memorandum, for construction of the Mississippi River Environmental Research Station at the Department of Natural Resources Fish Hatchery in Fairport, Iowa, subject to:
 - Review of the Agreement by the Board Office;
 - Review and Approval of the Agreement by the Attorney General's Office; and
 - Necessary approvals from the U.S. Fish and Wildlife Service.
2. Approve the program statement, schematic design, and project description and budget for the Mississippi River Environmental Research Station project, with the understanding that construction of the facility will not begin until the 28E Agreement has been finalized.

Executive Summary:

The University requests approval to negotiate a 28E agreement with the Department of Natural Resources to locate the Mississippi River Environmental Research Station project at the Fairport Fish Hatchery. The University also requests approval of the program statement, schematic design, and project description and budget (\$1,200,000) for the project which will construct a facility to house the research station for the Iowa Institute of Hydraulic Research. The schematic design drawings for the facility are included as Attachments A and B to this docket memo, pages 5 and 6.

The proposed 28E agreement would authorize the University to construct and operate the facility at the Fairport Fish Hatchery. The University requests that the Executive Director be authorized to sign the negotiated agreement on behalf of the Board. The agreement would be subject to necessary review and

approvals. If negotiations with the Department of Natural Resources result in different parameters than those outlined in this memorandum, the resulting changes to the 28E Agreement will be presented to the Board for approval.

Regent Procedural Guide §9.07 provides, in part, as follows: "Program statements will be submitted for Board review for all new buildings, major additions, or remodeling projects with an estimated project cost of \$1 million or more. The Board will be provided with an executive summary of the program statement for approval by the Board prior to the initiation of project design." Accordingly, development of the schematic design typically does not proceed until the program statement has been approved.

However, due to the small size of the proposed facility, the programming and schematic design occurred simultaneously. Therefore, the University requests that the Board waive the requirements of Procedural Guide §9.07 and approve the schematic design for the project.

Background and Analysis:

Mississippi River Environmental Research Station

Proposed Source of Funds: Grant Funds

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Dec. 1999	Approved
Engineer Selection (Stanley Consultants)		April 2000	Approved
Program Statement		Sept. 2000	Requested
Schematic Design		Sept. 2000	Requested
Project Description and Total Budget	\$ 1,200,000	Sept. 2000	Requested

28E Agreement Parameters

The Department of Natural Resources has requested that in consideration for providing the land for the facility, the 28E agreement include provisions for the University to provide, without charge, two offices not to exceed 130 square feet each for use by two Department of Natural Resources employees collaborating with University staff. (These office areas have been incorporated into the schematic design.)

The Mississippi River Environmental Research Station will require one hatchery pond to be eliminated or relocated. The 28E agreement needs to address the costs and the responsibilities of the parties regarding the pond. The agreement will incorporate specific site plans for the facility.

The proposed agreement will require the University to provide treatment of domestic sewage from Department of Natural Resources facilities at the fish hatchery, and to extend a water line from the eliminated hatchery pond to an adjacent pond to mitigate any fish production concerns. The 28E agreement needs to address the costs and the responsibilities of the parties regarding the sewage treatment.

The proposal is also subject to approval by the U. S. Fish and Wildlife Service. The property was conveyed from the U. S. Government to the Iowa Department of Natural Resources as part of a land exchange. The deed from the U. S. Government included a condition that the property be used for the “purposes of fishery resources management.” The Department of Natural Resources will request a written statement of approval from the U. S. Fish and Wildlife Service.

The University proposes that the 28E Agreement be in perpetuity unless terminated sooner by agreement of both parties. There will be careful review of the legal and financial implications of this proposal.

Facility

The facility has been designed to accommodate the goals of the research station, which include providing: a) opportunities for researchers and educators to study river ecosystems in a multidisciplinary setting; b) hands-on experience to students of all levels in river processes; and c) opportunities for public education.

The single-story, 7,236 gross square foot building (6,030 net square feet) will be served by a lobby and display areas at the main entrance. The area south of the lobby will house a classroom/conference room area, remote sensing equipment room, and garage and shop areas. The area along the west wall will house the public restrooms and a break room. The area north of the building lobby will house the majority of the research space which will consist of the water quality and sediment laboratories with an adjoining storage/prep area. Also in this area will be the office areas for both the University and Iowa Department of Natural Resources, a staff restroom, supply room, and janitor’s closet with shower and laundry. The computer laboratory will be located along the north wall adjacent to the lobby display area and the office areas.

The public restroom areas will provide one male and two female toilet fixtures, one urinal, and one male and one female lavatory. The unisex staff restroom area will provide one toilet fixture and one lavatory. All restroom areas will be fully accessible. The University has indicated that the number of restroom fixtures is consistent with the State Building Code based on total occupancy of the building.

The building will replicate a residential design and will be constructed with a wood and brick exterior. The building design provides the possibility for three expansion areas, at the northwest, west and southeast, to accommodate the future growth of the program.

The following is a space summary of the various components of the facility:

	<u>Net Square Feet</u>
Office Space	1,030
Classroom/Conference Room	1,100
Display Area	500
Remote Sensing Equipment Room	400
Sediment Lab	300
Water Quality Lab	300
Storage/Prep Room	150
Computer Room	200
Supply Room	150
Break Room	150
Shower/Laundry	100
<u>Restrooms</u>	
Public	100
Staff (unisex)	<u>50</u>
Total Restroom Areas	150
Storage/Shop	1,500
Total Net Assignable Space	<u>6,030</u>
Total Non-Assignable Space (Internal Circulation Areas)	1,206
Total Gross Square Feet	<u>7,236</u>
Net-to-Gross Ratio	83 percent

Project Budget

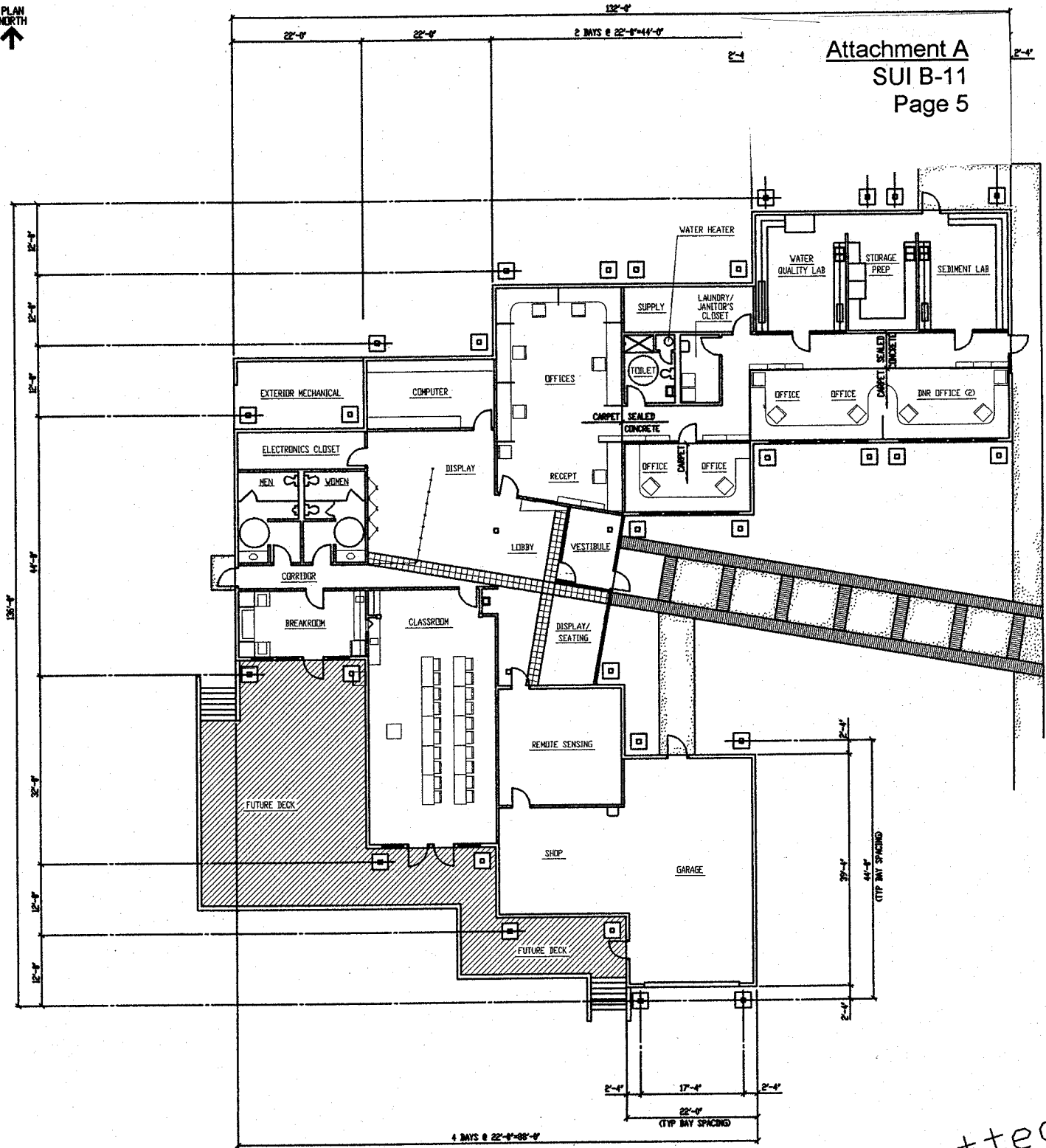
Construction	\$ 937,000
Design, Inspection and Administration	
Consultants	154,700
Design/Construction Services	61,400
Contingency	<u>46,900</u>
TOTAL	<u>\$ 1,200,000</u>


Sheila Lodge

Approved: 
Frank J. Stork

PLAN NORTH
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Attachment A
SUI B-11
Page 5



Note: plotted to fit

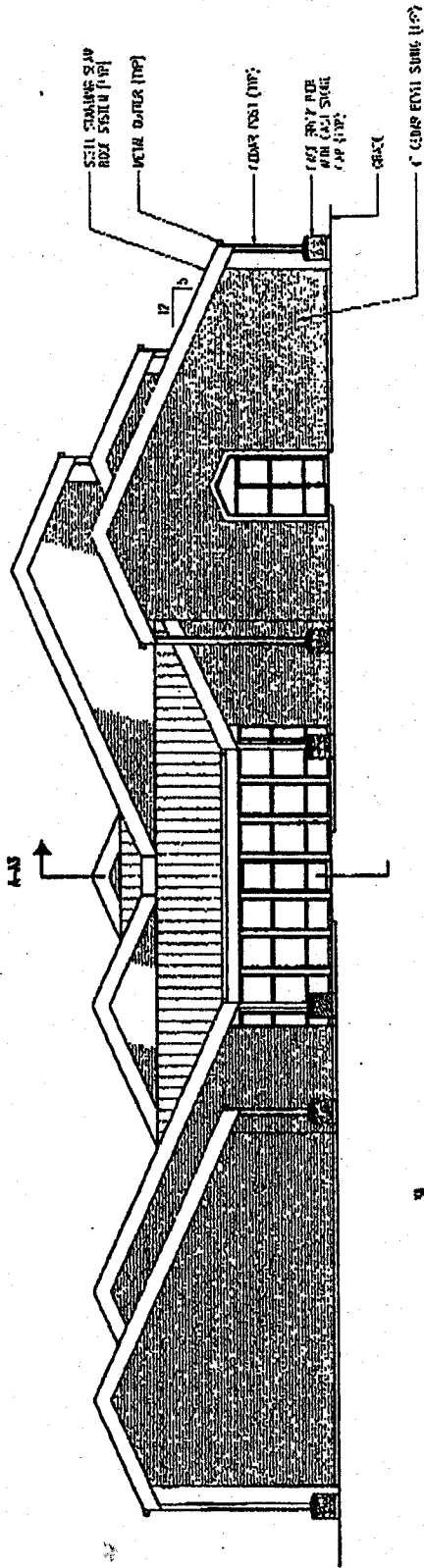
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Layout: BOR

FLOOR PLAN
SCALE: 1/8"=1'-0"

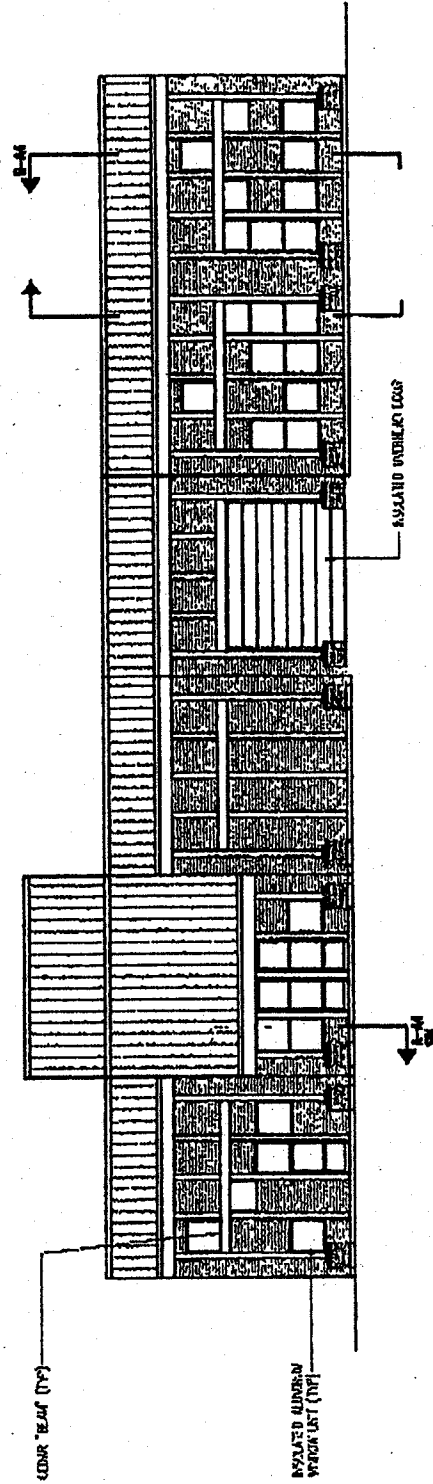


THE UNIVERSITY OF IOWA
Mississippi River Environmental Research
Station Floor Plan





EAST ELEVATION
 SCALE 1/8"=1'-0"



SOUTH ELEVATION
 SCALE 1/8"=1'-0"

Note: Plotted to fit

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 Layout: BOR

THE UNIVERSITY OF IOWA
 Mississippi River Environmental Research
 Station South & East Elevations

