

Contact: John Nash

REGISTER OF IOWA STATE UNIVERSITY
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Recommend the Board approve the proposed:

1. Revised Project Description and Budget for the:
 - **Memorial Union – Second and Third Floor – Remodel** (\$6.55 million = \$2.25 million Second Floor + \$4.3 million Third Floor, 0% change in budget) and the
 - **Kildee Hall – AHU2 and UVU4 – Replacement** (\$2,302,000, up 49% from \$1,550,000) projects with the understanding that approval is authorization to proceed with additional construction.

ISU project #1 of 2
Memorial Union – Second and Third Floor – Remodel

Executive Summary: In November 2022, the Board approved the Schematic Designs, Project Descriptions and Budgets for the following projects:

| | |
|---|--------------|
| • Memorial Union – Second Floor - Remodel | \$ 2,250,000 |
| • Memorial Union – Third Floor - Remodel | 4,300,000 |
| <hr/> | <hr/> |
| Total | \$ 6,550,000 |

Iowa State University now requests Board approval of the Revised Project Description and Budget, which would combine these into a single 17,500 square foot project. The combined \$6,550,000 project budget would be funded by University and Memorial Union Funds.

Background: Due to some uncertainty in funding and Memorial Union space availability in early 2022, ISU made these projects separate. With sufficient funding and space availability now in place, ISU is in a good position to combine these two projects, merging their schedules. Blending both projects would allow ISU to benefit from economies of scale by utilizing a single contractor and a consolidated schedule.



ISU Memorial Union, looking south

Second Floor scope of work:

This area of the project would provide students with an enlarged, more attractive space to meet friends and dine using existing food services. It would also better connect the Memorial Union's main corridor to the "Colonel Pride Lounge" and expand the lounge into space, formerly occupied by the Lectures Program, Post Office Branch and hotel desk.

Two tenant spaces would also be created for vendors to provide services to students.

Lounge spaces from the recently completed “Memorial Union – Floors 4-6 Renovation,” a \$10 million project approved by the Board in November 2019, would be relocated to this area.

Third Floor scope of work:

This area of the project would provide new office, conference and collaboration space for the Multicultural Student Affairs (MSA) and Student Support Services Program (SSSP) to meet growing student needs. Both groups would be relocating to the Memorial Union from undersized areas in the Student Services Building, west of the Enrollment Services Building.

The primary pedestrian access between the Memorial Union and the Memorial Union’s adjacent parking ramp would be improved.

Space vacated by tenants, who were relocated into the recently completed “Memorial Union - Floors 4-6 Renovation” project, would also be renovated.

Project Summary

| | Amount | Date | Board Action |
|---|--------------------|-----------------|------------------|
| Design Professional Selection, 6 proposals Second Floor | | | |
| Invision Architecture, Des Moines | | Jun. 2022 | Not Required* |
| Design Professional Selection, 6 proposals Third Floor | | | |
| Invision Architecture, Des Moines | | Jun. 2022 | Not Required* |
| Invision’s Agreement, Second Floor Schematic Design only | \$ 25,000 | Jun. 2022 | Not Required* |
| Invision’s Agreement, Third Floor Schematic Design only | \$32,000 | Jun. 2022 | Not Required* |
| Project Description and Budget, Second Floor | 2,250,000 | Nov. 2022 | Approved |
| Project Description and Budget, Third Floor | 4,300,000 | Nov. 2022 | Approved |
| Revised Project Description and Budget | \$6,550,000 | May 2023 | Requested |

* Approved by Executive Director, consistent with Board policy.

Revised Project Budget

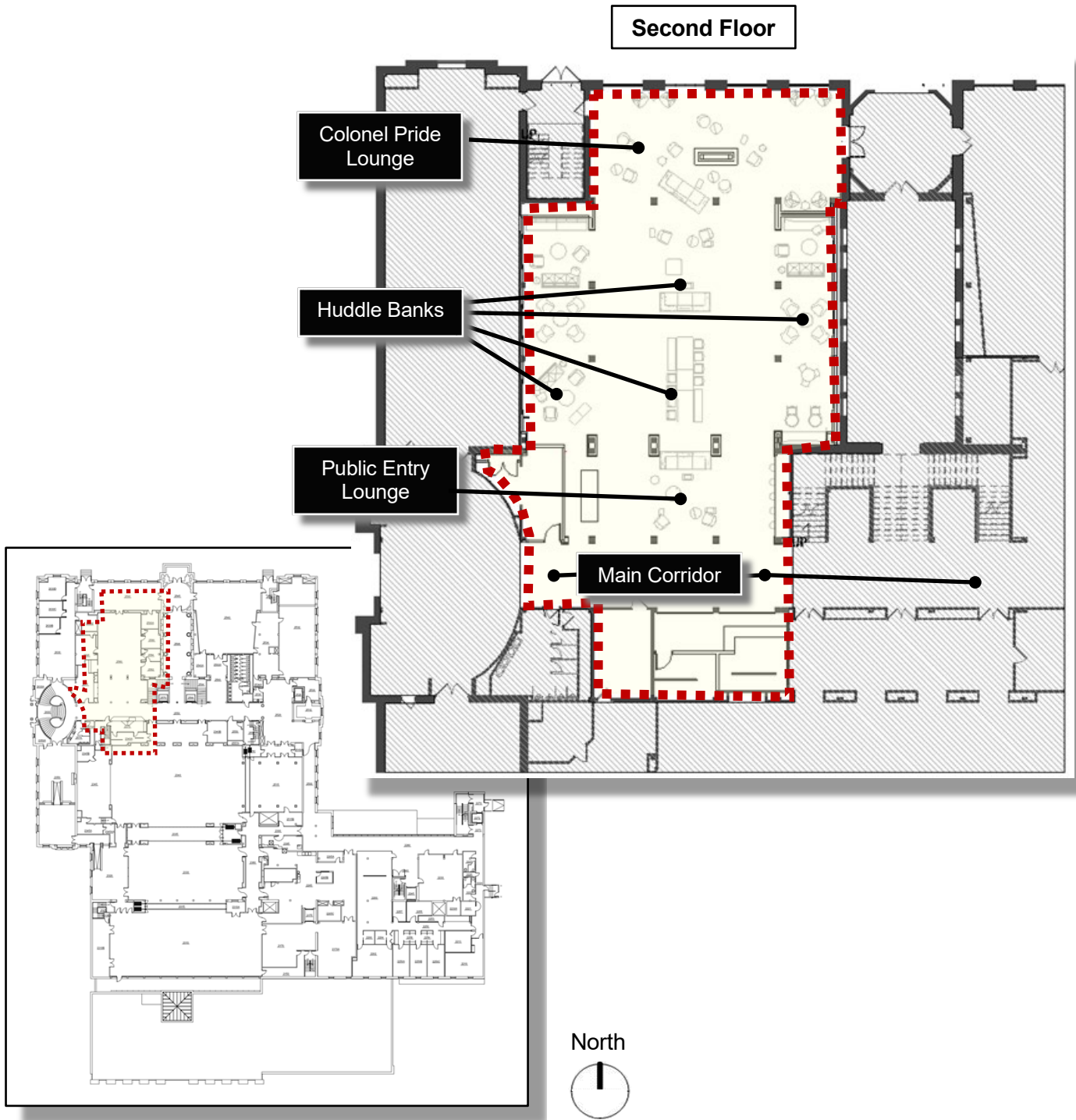
| | Second Floor only Nov. 2022 | Third Floor only Nov. 2022 | Combined May 2023 |
|---------------------------------|--------------------------------|-------------------------------|----------------------|
| Planning, Design and Management | \$ 327,830 | \$ 601,790 | \$ 1,018,740 |
| Construction | 1,572,240 | 2,959,370 | 4,695,860 |
| Furniture & Equipment | 260,000 | 565,000 | 580,000 |
| Contingency | 89,930 | 173,840 | 255,400 |
| Total | \$ 2,250,000 | \$ 4,300,000 | \$ 6,550,000 |

Source of Funds

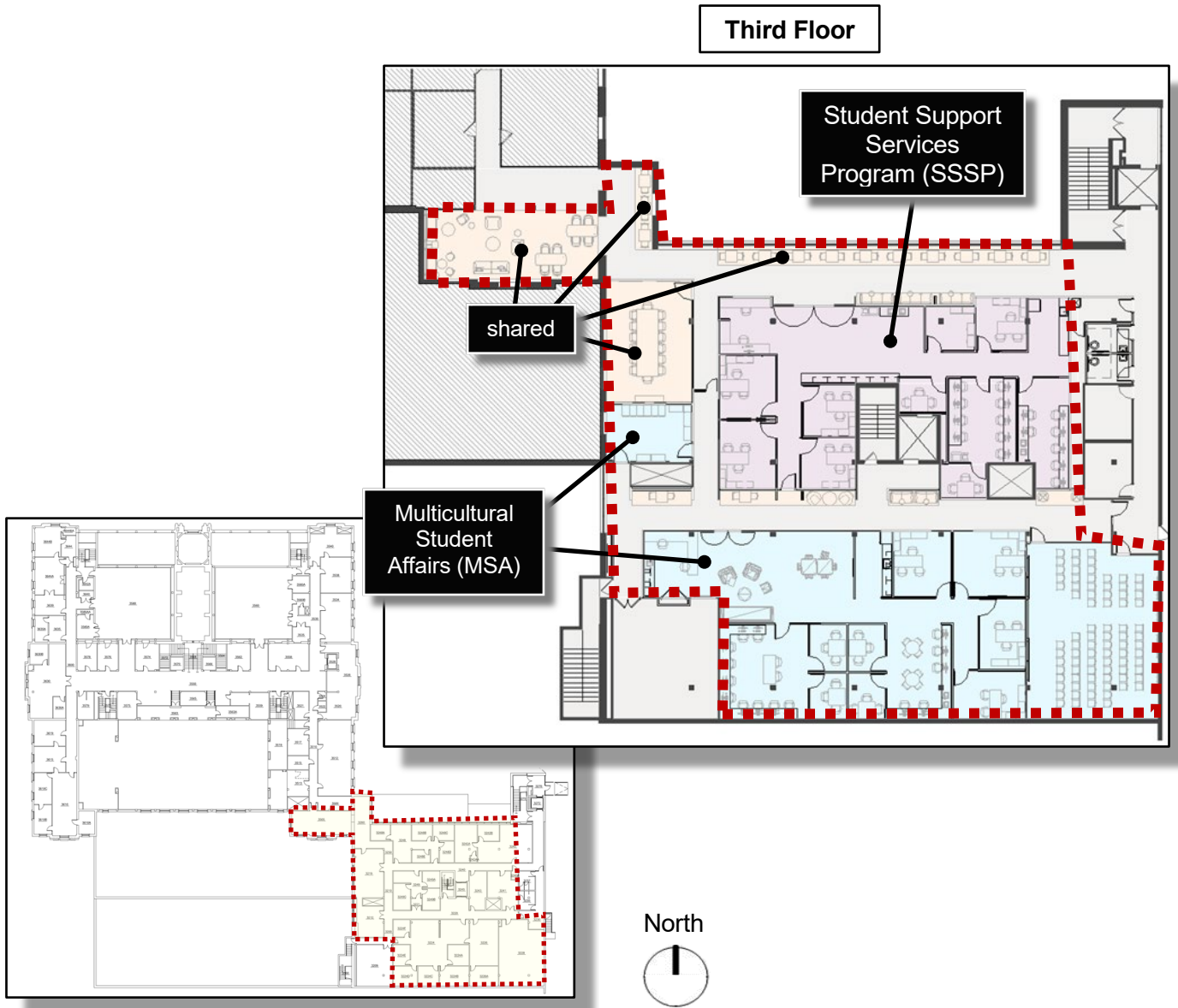
University and Memorial Union Funds

Revised Schedule

Construction: Summer 2023 – Fall 2024



ISU Memorial Union, Second Floor Plan



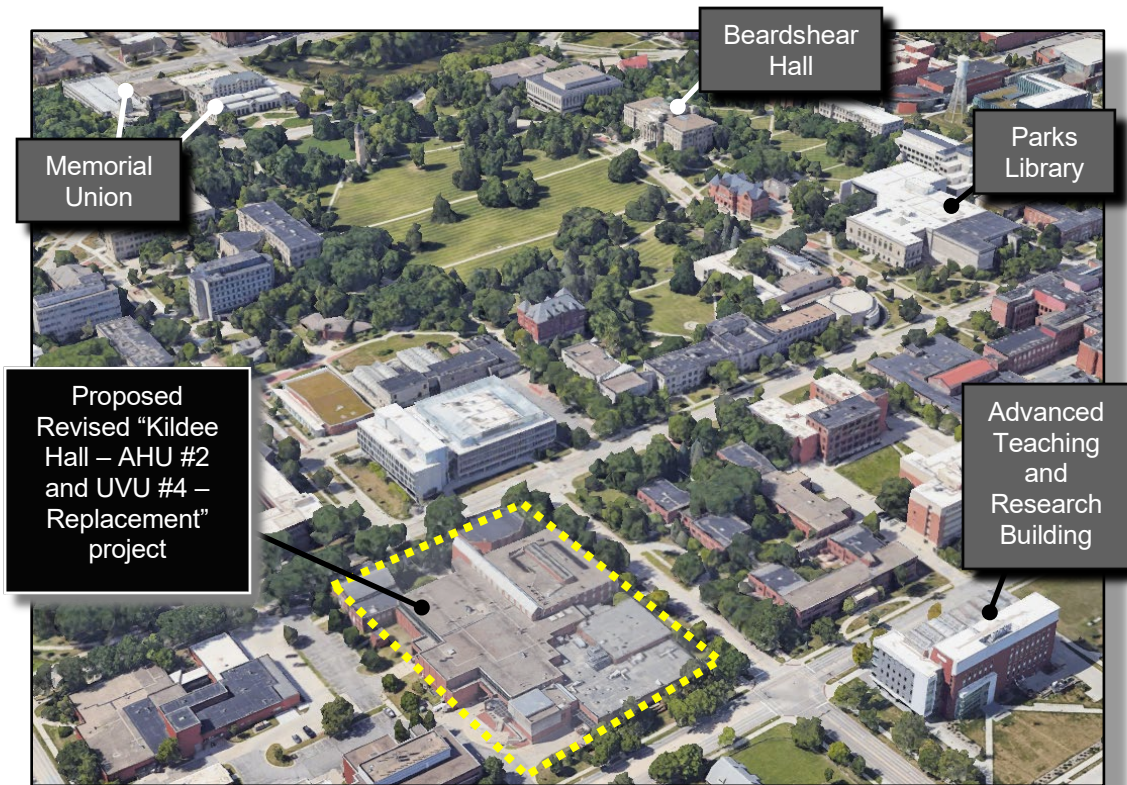
ISU Memorial Union, Third Floor plan

ISU project #2 of 2
Kildee Hall – Air Handling Unit #2 and Unit Ventilator Unit #4 - Replacement

Executive Summary: Iowa State University requests Board approval of the proposed revised \$2.3 million project budget, up 49 percent from \$1.55 million, to accommodate higher than expected construction bids. The \$2.3 million revised budget would be funded by University Overhead Use Facilities and University Capital Renewal Funds.

Background: In May 2023, ISU received four competitive bids for the construction contract, but all exceeded the budget estimate. ISU feels the high bids are due to continuing covid-induced construction cost inflation.

Built in 1965 with an addition in 1998, Kildee Hall houses the Department of Animal Science and includes classrooms, laboratories and offices. Kildee's heating and cooling system is 58 years old, dating back to the original 1965 construction, and has had no significant renovations. All six of Kildee's primary air handling units, including these two units, are now well beyond their useful lives and regularly require repairs.



Iowa State University, central campus, looking southwest

This project would be the first in a series of renovation projects to replace these aged units, starting with Air Handling Unit (AHU) #2 and Unit Ventilator Unit (UVU) #4, which serve laboratories and laboratory support spaces. Additionally, the room in which the AHUs and UVU are located would be prepared for future AHU replacements, including upgrading the motor control center and control panels, relocating an electrical transformer, and improving access for future operation and maintenance.

Project Summary

| | Amount | Date | Board Action |
|---|--------------------|------------------|------------------|
| Design Professional Selection | | | |
| ➤ Resource Consulting Engineers LLC, Ames | | Jun. 2021 | Not Required* |
| Resource Consulting Engineers Agreement | | | |
| ➤ Schematic Design only | \$ 25,000 | Jul. 2021 | Not Required* |
| Revised Project Description and Budget | 1,550,000 | Sep. 2022 | Not Required* |
| Resource Consulting Engineers Amendment #1 | | | |
| ➤ Design Development – Record Documents | 107,500 | Oct. 2022 | Not Required* |
| Revised Project Description and Budget | \$2,302,000 | Jun. 2023 | Requested |

* Approved by Executive Director, consistent with Board policy.

Revised Project Budget

| | Sep. 2022 | Jun. 2023 |
|---------------------------------|---------------------|---------------------|
| Planning, Design and Management | \$ 226,500 | \$ 364,560 |
| Construction | 1,191,860 | 1,906,540 |
| Contingency | 49,190 | 30,900 |
| Total | \$ 1,550,000 | \$ 2,302,000 |

Source of Funds

University Overhead Use Facilities and University Capital Renewal Funds

Schedule

Construction: Summer 2023 – Fall 2025