

Contact: Joan Racki

REGISTER OF IOWA STATE UNIVERSITY
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Consider approval of:

1. Project descriptions and budgets for the **Biorenewables Complex – Agricultural and Biosystems Engineering Building** (\$74,500,000), and **Knoll Modifications** (\$375,000).
2. Project description and budget (\$3,760,440) and selection of Howard R. Green Company as the design professional for the **Larch Hall – Fire Suppression System Installation and Exterior Improvements** project.

Executive Summary: The University requests approval of the project description and budget (\$74,500,000) for the **Biorenewables Complex – Agricultural and Biosystems Engineering Building** project. The Board previously approved the schematic design for the Complex, which will provide facilities to align the University's biorenewables initiatives. The three wings, connected by an atrium, include the Biorenewables Research Laboratory, construction of which was completed in 2010, the Agricultural and Biosystems Engineering (ABE) research and teaching laboratory wing, and the ABE office and classroom wing. Funds in the amount of \$60,400,000 were appropriated during the 2011 legislative session for construction of the latter two wings. The project budget also includes \$14,100,000 in private giving. The ABE construction site is shown on Attachment A.

During the transition between Iowa State University presidents, there is a need to undertake some improvements at the Knoll, the president's residence, including recarpeting the first floor public areas, renovating bathrooms, repainting portions of the interior and exterior, cleaning carpets and window treatments, and various miscellaneous exterior and interior refurbishments. The estimated cost of the **Knoll Modifications** project is \$375,000, which will be funded with Iowa State University Foundation unrestricted gift funds. General University funds or student tuition and fees will not finance these modifications. The request for approval by the Board of these modifications is consistent with the Board's Policy Manual, which requires the institution to obtain Board approval prior to initiating any renovation, modification or improvement to the official state-owned residence of an institutional head if the cost is estimated at \$10,000 or more.

The University also requests approval of the project description and budget for the **Larch Hall – Fire Suppression System Installation and Exterior Improvements** project (\$3,760,440) and the selection of Howard R. Green Company as the design professional for the project. The improvements to Larch Hall, which will be funded by Dormitory System Improvement Funds, will install a fire suppression system throughout the building, replace single pane windows as needed with new energy efficient windows, and repair precast concrete wall panels. The location of Larch Hall is shown on Attachment B.

Details of the Projects:

Biorenewables Complex – Agricultural and Biosystems Engineering Building

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning Ag & Biosystems Engineering (ABE)		Sept. 2006	Approved
Endorsement of Requested Funding for Biorenewables Research Laboratory (BRL)		Feb. 2008	Approved
Appropriation for BRL Component of Complex	\$32,000,000	June 2007	
Design Professional Agreement for Complex OPN Architects (Programming and Schematic Design)	1,731,436	July 2007	Not Required*
Authorization to Use Construction Manager - Agent for Biorenewables Complex		Aug. 2007	Approved
Program Statement – Biorenewables Complex		Jan. 2008	Not Required*
Design Professional Agreement for BRL OPN Architects (Design Development through Construction Administration)	2,756,294	Jan. 2008	Not Required*
Schematic Design – Biorenewables Complex		Feb. 2008	Approved
Construction Contract Award for BRL Stahl Construction (St. Louis Park, MN)	23,500,000	Sept. 2008	Not Required*
Completion of BRL		Mar. 2010	
Design Professional Agreement for ABE - OPN Architects (Design Development through Construction Administration)	4,884,083	Apr. 2009	Not Required*
Approval of Selection of The Weitz Co. LLC as Construction Manager for ABE		Oct. 2009	Not Required*
Appropriation for ABE Building Component of Complex	60,400,000	June 2011	
Project Description and Budget ABE Component of Complex	74,500,000	Sept. 2011	Requested

*Approved by Executive Director consistent with Board policies.

The Department of Agricultural and Biosystems Engineering (ABE) has been a leader in the field for many years and has consistently ranked as one of the top agricultural engineering departments in the country. Graduates of ABE have excelled in leadership roles nationally and internationally. Graduates of the program help supply the rising demand for technically trained people to serve the agri-business industries and expanding bioeconomy.

With a new facility, and future funding, the department can become a national leader in developing engineering skills to support the rapidly growing biotechnology industry and to support the bioeconomy initiative at the University.

Project Budget

Construction	\$61,458,140
Design, Inspection and Administration	11,099,910
Movable Equipment	1,239,000
Relocation	275,000
Project Contingency	<u>427,950</u>
TOTAL	<u>\$74,500,000</u>
Source of Funds:	
Capital Appropriation	\$60,400,000
Private Giving	<u>14,100,000</u>
TOTAL	<u>\$74,500,000</u>

Knoll Modifications

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Budget	\$375,000	Sept. 2011	Requested

As part of the presidential search and transition, Iowa State University wishes to accomplish necessary modifications and renovations to the Knoll. Much of the proposed work will best be accomplished when the facility is not occupied (between the departure of President Geoffroy and the arrival of the new president).

No major work has been done on the original portion of the Knoll, constructed in 1901, in over 30 years. Originally constructed as a family home, the Knoll today is not only the president's residence, but it is also a public and official event facility. The main floor of the Knoll is managed as University public space with thousands of individuals attending events each year. The proposed renovations include new main floor carpet, painting and restroom modernization. The carpet on the main floor is over twenty years old, replaced two president's ago. The University estimates that more than 200,000 people have been in the Knoll since the carpet was installed; with foot traffic in varying weather conditions, carpet seams are now separating.

The University is sensitive to recommending these modifications when budget circumstances continue to be a challenge. However, the University has a responsibility for the preservation of historical and significant buildings and spaces on the campus and a new president needs a functional living environment.

The following estimates are subject to refinement. The University also understands that when a new president is selected, further modifications may be needed depending upon that individual's family circumstances. However, the majority of the work proposed is to exterior and public areas. University staff and design professionals believe these are needed independent of the individual who will be selected as president.

Project Budget

Construction	\$322,000
Design, Inspection and Administration	36,000
Project Contingency	<u>17,000</u>
TOTAL	<u>\$375,000</u>

Source of Funds:	
Private Giving	<u>\$375,000</u>
TOTAL	<u>\$375,000</u>

Larch Hall – Fire Suppression System Installation and Exterior Improvements

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Budget	\$3,760,440	Sept. 2011	Requested
Selection of Design Professional (Howard R. Green Co; Cedar Rapids, IA)		Sept. 2011	Requested

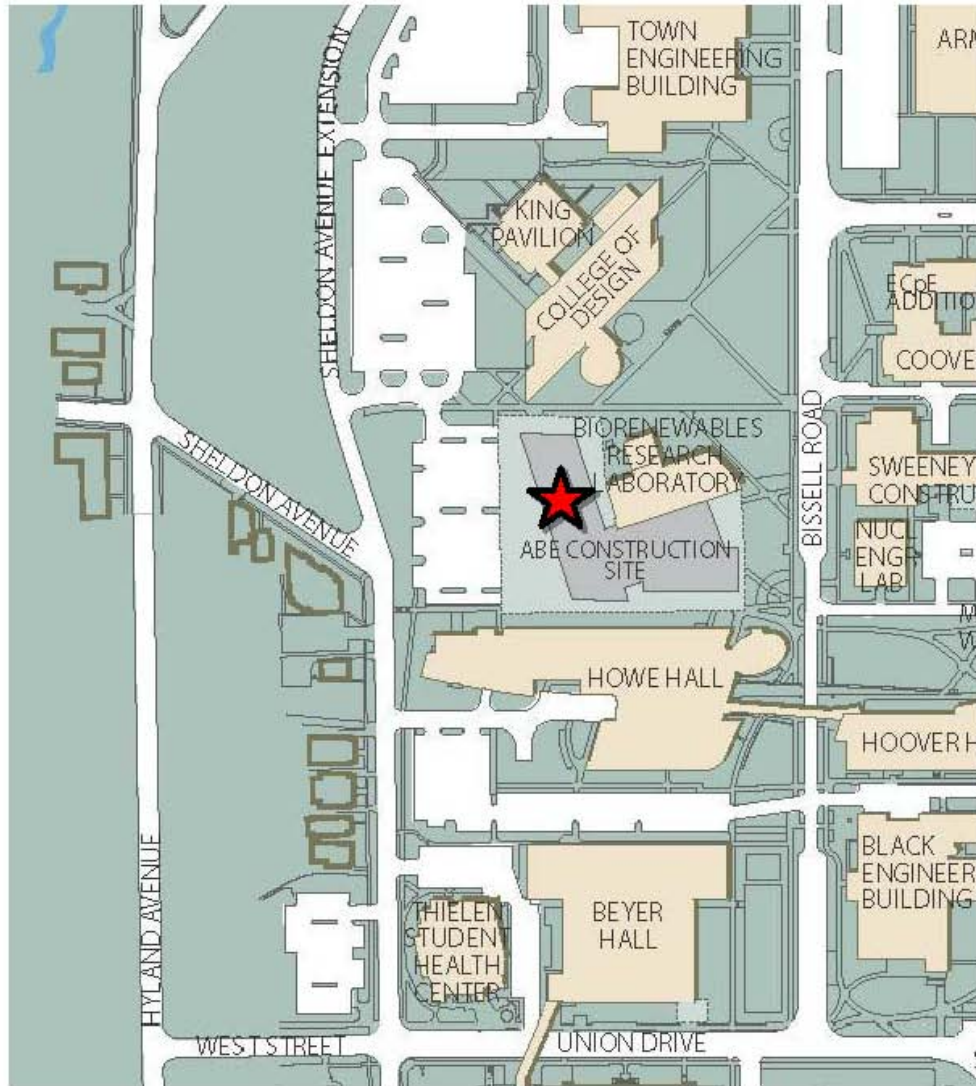
The scope of work for this project is essentially the same as the Willow Hall-Fire Suppression System Installation and Exterior Improvements project that was completed in August of this year. Due to the limited time available, the University requests a waiver of the design professional selection requirements to utilize the services of Howard R. Green Company, which provided design services for the Willow project. The firm is familiar with the scope of the project, provided excellent service on the Willow project, and is available to perform the services in the available time period so that these life safety improvements can be made next summer.

The proposed budget is based on the recently completed project at Willow Hall.

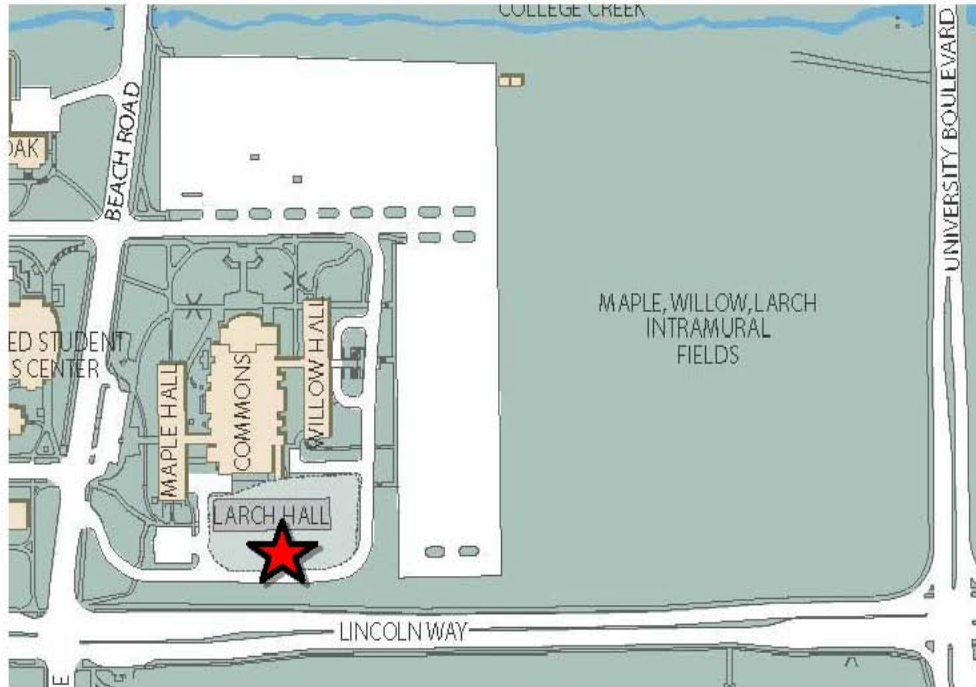
Project Budget

Construction	\$3,192,500
Design, Inspection and Administration	489,070
Project Contingency	<u>78,870</u>
TOTAL	<u>\$3,760,440</u>

Source of Funds:	
Dormitory System Improvement Fund	<u>\$3,760,440</u>
TOTAL	<u>\$3,760,440</u>



Biorenewables Complex – Agricultural and Biosystems Engineering Building



Larch Hall – Fire Suppression System Installation and Exterior Improvements