

MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Register of Iowa State University Capital Improvement Business Transactions for Period of September 16, 2004, Through November 5, 2004

Date: October 20, 2004

Recommended Actions:

1. Take the following actions for the major capital projects, as defined by Board policy adopted in June 2003.
 - a. **Alumni Center** project (see pages 2 and 3):

Approve the selection of Herbert Lewis Kruse Blunck, Des Moines, Iowa, to provide design services for the project, and authorize the Executive Director to approve the negotiated agreement with the firm.
 - b. **Student Success Center** project (see pages 3 through 5):
 1. Approve the proposed building site and the demolition of the Wallace Road Office Building currently located on the site (**ROLL CALL VOTE**), and
 2. Approve the selection of OPN Architects, Cedar Rapids, Iowa, to provide design services for the project, and authorize the Executive Director to approve the negotiated agreement with the firm.
2. Approve the remainder of the items on the Register of Capital Improvement Business Transactions for Iowa State University.

Executive Summary:

Requested Approvals Architectural selection and authorization for the Executive Director to approve the negotiated agreement with Herbert Lewis Kruse Blunck, Des Moines, Iowa, for the **Alumni Center** project, which would construct a new facility to house the operations of the Alumni Association and improve the identity, accessibility and visibility of the organization (see page 2).

Site selection, demolition of the Wallace Road Office Building, architectural selection and authorization for the Executive Director to approve the negotiated agreement with OPN Architects, Cedar Rapids, Iowa, for the **Student Success Center** project which would construct a new facility to house academic student service programs to improve the awareness, visibility and accessibility of the programs (see page 3).

Project descriptions and budgets:

Utilities—Power Plant—Boiler Feed Pump Replacement project (\$400,000) which would replace two of five boiler feed pumps in the power plant which have reached the end of their useful lives (see page 5).

Bilsland Swine Farm—Breeding/Gestation Building project (\$350,000) which would construct a new building at the Bilsland Swine Farm near Madrid, Iowa, to house the breeding and gestation research operations being relocated from the Lauren Christian Farm near Atlantic, Iowa (see page 6).

Background and Analysis:

Alumni Center

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Aug. 2004	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Aug. 2004	Received Report
Architectural Selection (Herbert Lewis Kruse Blunck, Des Moines, IA)		Nov. 2004	Requested
Authorization for Executive Director to Approve Negotiated Design Agreement		Nov. 2004	Requested

Background The Iowa State University Alumni Association is currently located on the first level of the ISU Memorial Union in space of insufficient size for its operations. This location also lacks identity, accessibility and visibility, all of which are important to the Alumni Association vision of advancing the University's mission.

Project Scope The project would construct a new facility to house the Alumni Association. The building, as currently envisioned, would consist of approximately 30,000 gross square feet (20,000 net square feet) and include a visitor's lounge and library, staff offices, large and small meeting rooms, and a multipurpose office and activity space for the Student Alumni Leadership Council.

The building site is located southwest of the Iowa State Center as indicated on the map included as Attachment A.

Anticipated Cost/Funding \$9 million, to be funded from private gifts. The University announced that the lead gift to fund the entire construction costs will be provided by Roy and Bobbi Reiman of Greendale, Wisconsin.

Operating costs would be paid from an Alumni Association \$2 million operating budget and operations endowment; no direct General Fund support would be required.

Design Services Expressions of interest to provide design services for the project were received from 18 firms. Four firms were selected for interviews with an institutional Architectural Selection Committee, in accordance with Board procedures for projects of \$1 million or more.

Based on the Committee's recommendation, the University requests approval of the selection of Herbert Lewis Kruse Blunck, Des Moines, Iowa, to provide design services for the project.

- The firm was selected based on its successful record on similar University projects, its superior design capabilities, its knowledge and enthusiasm for the project, and the quality of its design presentation; the committee and the University believe these qualities will have a major impact on the success of the project.

The University requests authorization for the Executive Director to approve the negotiated design agreement with Herbert Lewis Kruse Blunck.

Student Success Center

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Aug. 2004	Requested
Initial Review and Consideration of Capital Project Evaluation Criteria		Aug. 2004	Receive Report
Site Selection		Nov. 2004	Requested
Authorization to Demolish Wallace Road Office Building at Proposed Site		Nov. 2004	Requested
Architectural Selection (OPN Architects, Cedar Rapids, IA)		Nov. 2004	Requested
Authorization for Executive Director to Approve Negotiated Design Agreement		Nov. 2004	Requested

Background The University offers a number of academic student service programs consistent with its commitment to increase graduation rates. Some of the programs suffer from significant space limitations in their existing locations.

- The Hixson Opportunity Awards Program provides services which lead to increased student retention and graduation rates for Hixson scholars; existing serious space constraints prohibit the expansion of its services.
- The Athletic Center for Educational Services works to ensure and enhance the academic experiences of the University's student-athletes; the existing facilities are not sufficient to accommodate adequately all of the students who utilize these services.
- The University's student support services, including disability resources, academic counseling, tutoring, and supplemental instruction programs, need additional space to better respond to student needs.

Project Scope	<p>The proposed Student Success Center facility would support a broad range of academic enrichment services to increase academic achievement and retention, thereby also improving enrollment and graduation rates.</p> <p>Construction of the facility would increase the visibility of the programs and provide an academic environment devoted to helping all students meet their potential and reach their goal of earning a degree.</p> <p>The facility would house the Christina Hixson Opportunity Awards Program, the Athletic Center for Educational Services, and other academic services.</p> <p>The building, as currently envisioned, would consist of approximately 33,000 gross square feet (22,000 net square feet) and include large and small tutoring rooms, computer laboratories, large and small classrooms, a testing center, quiet study spaces, meeting space, and staff offices.</p>
Anticipated Cost/Funding	<p>Approximately \$10 million, to be funded from private gifts.</p> <p>Operating costs would be paid from Athletic Department revenues, and possibly a building operating endowment or general funds.</p>
Project Site	<p>The proposed site for the building is at the current location of the Wallace Road Office Building, which is located west of Maple Hall along Beach Road. (A map indicating the location of the building is included as Attachment B.)</p>
Demolition of Wallace Road Office Building	<p>Subject to approval of the project site, the University requests approval to demolish the Wallace Road Office Building.</p> <ul style="list-style-type: none"> • The University requests permission to demolish the building in accordance with Board policy which requires Board approval of the disposal of buildings with an estimated market value of \$1,000 or more by roll call vote; the estimated market value of the Wallace Road Office Building exceeds this amount. <p>The original portion of the Wallace Road Office Building was constructed in 1952 to house the Home Management program in the College of Home Economics. Following construction of an addition in 1962, the building housed the Department of Child Development and was renamed the Child Development building.</p> <p>The building was vacated in 2000 with the relocation of these functions to the Palmer Human Development and Family Studies Building. The building has been used most recently as temporary space for a number of University departments during campus remodeling projects.</p> <p>The facility consists of approximately 17,000 gross square feet and suffers from a number of building deficiencies including inadequate fire exiting and disabled accessibility, no air conditioning, and moisture and mold problems.</p> <p>The University reports that the building would require extensive remodeling which would nearly equal the cost of new construction.</p>

The University has selected this site for the Student Success Center due to its proximity and accessibility to the many students who would be using the building.

Contingent upon Board approval, the University anticipates that demolition could occur in January 2005 in preparation for construction of the Student Success Center in the spring of 2005.

Design Services Expressions of interest to provide design services for the project were received from 17 firms. Four firms were selected for interviews with an institutional Architectural Selection Committee, in accordance with Board procedures for projects of \$1 million or more.

Based on the Committee's recommendation, the University requests approval of the selection of OPN Architects, Cedar Rapids, Iowa, to provide design services for the project.

- The firm was selected based on its understanding of the key project issues, its ability to provide excellent project and team management, its design capabilities and creativity, its exuberance to complete the project, and its rapport with the Committee.

The University requests authorization for the Executive Director to approve the negotiated design agreement with OPN Architects.

Utilities—Power Plant—Boiler Feed Pump Replacement

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 400,000	Nov. 2004	Requested

Background The University's power plant houses five boiler feed pumps that serve the high pressure boilers.

- Three of the pumps are over 30 years old; two of these pumps have reached the end of their useful lives, and the third pump is in significantly better condition.
- The two remaining pumps were installed in the 1980s and are in good condition.

Project Scope The project would remove and replace the two boiler feed pumps that have reached the end of their useful lives. The project would include all mechanical, electrical and structural modifications necessary to accommodate the new pumps.

Funding Utility Repair Funds.

Project Budget

Construction Cost	\$ 326,000
Professional Fees	35,350
Contingency	<u>38,650</u>
TOTAL	<u>\$ 400,000</u>

Bilsland Swine Farm—Breeding/Gestation Building

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 350,000	Nov. 2004	Requested

Background In consolidating its swine farm operations, the University closed the Lauren Christian Farm near Atlantic, Iowa, which housed breeding and gestation research facilities. The University is relocating these research functions to the Bilsland Swine Farm located near Madrid, Iowa.

Project Scope The project would construct a new building at the Bilsland Swine Farm to accommodate the functions being relocated from the Lauren Christian Farm. The facility would consist of approximately 3,000 gross square feet to house 250 sows and boars.

The project would also include the upgrade of utility services to support the facility and site work.

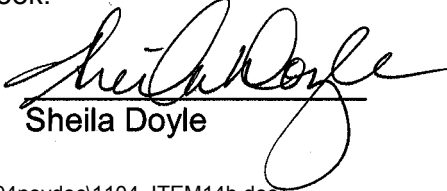
Project Budget


Construction Cost	\$ 260,000
Professional Fees	53,670
Contingency	<u>36,330</u>
TOTAL	<u>\$ 350,000</u>

Source of Funds:

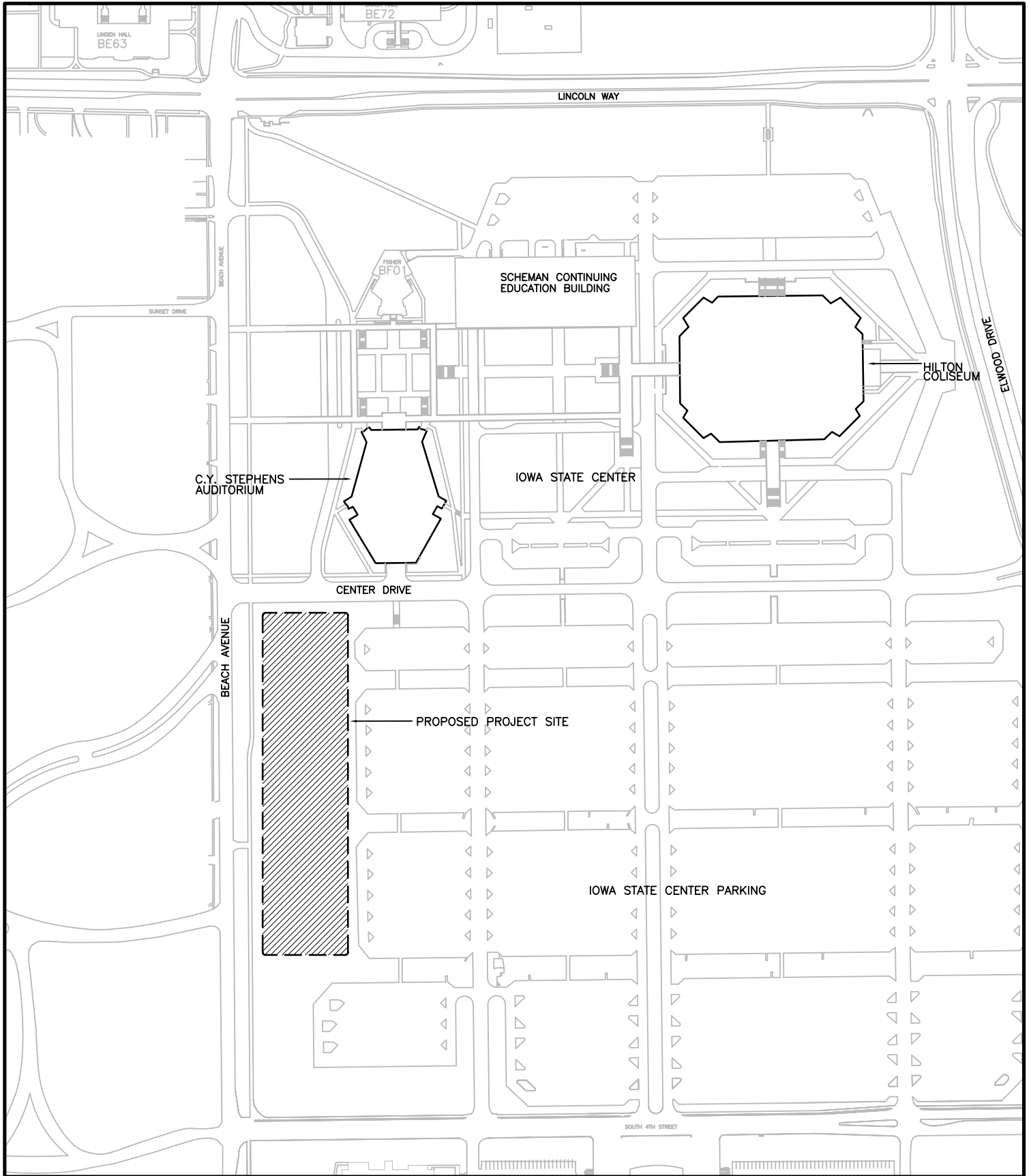
College of Agriculture	\$ 330,000
Agriculture Experiment Station	<u>20,000</u>
	<u>\$ 350,000</u>

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

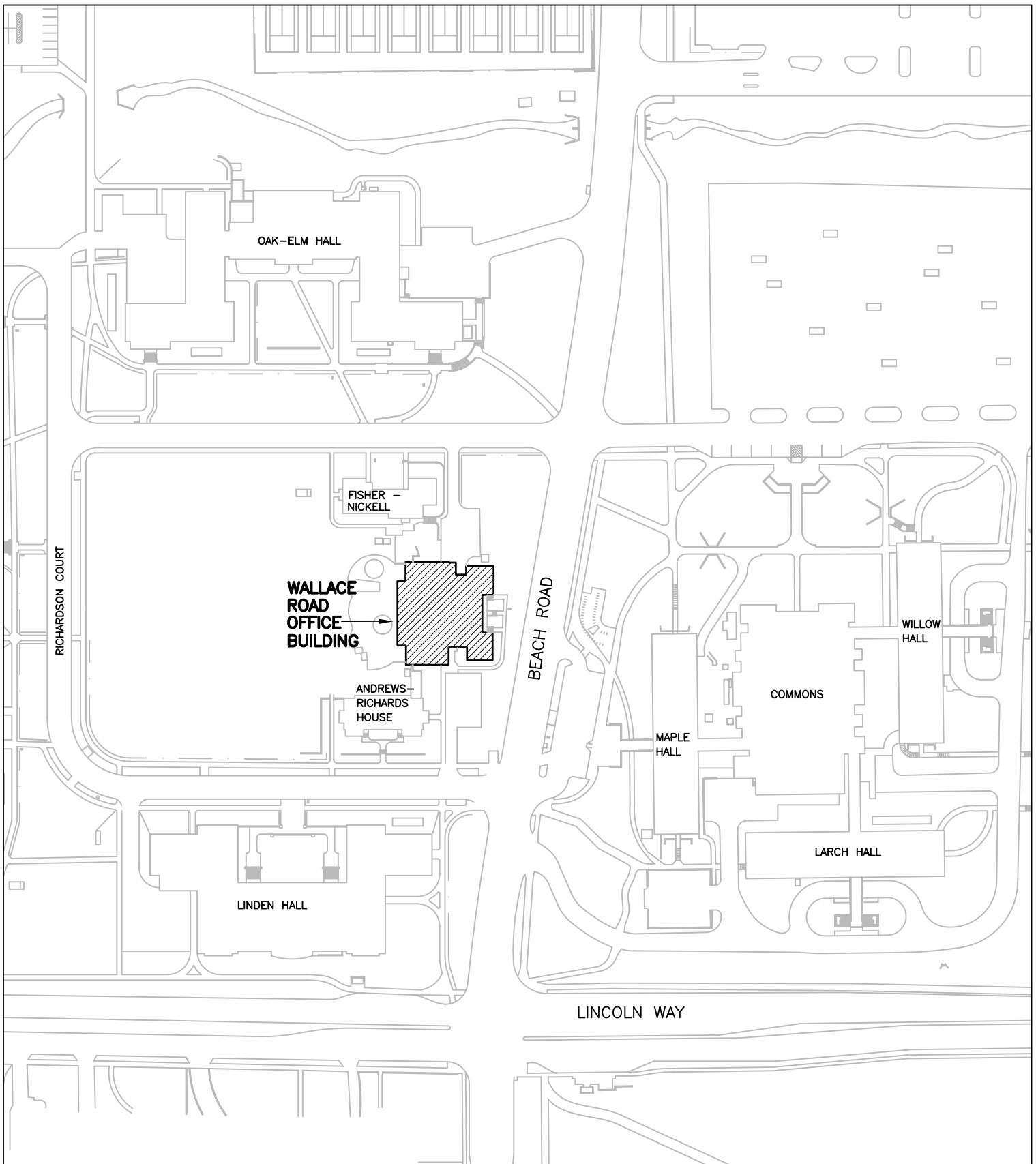

Sheila Doyle

Approved: 
Gregory S. Nichols

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REVISIONS:	ALUMNI CENTER	APPROVED BY:
COMPLETED:		CHECKED BY:
ISSUED:	FACILITIES PLANNING AND MANAGEMENT	DESIGNED BY:
DATE: June 16, 2004		SCALE: Not to scale
		REQUEST NO.
	IOWA STATE UNIVERSITY	SHEET NO. 1
	AMES, IOWA	



REVISIONS:	STUDENT SUCCESS CENTER WALLACE ROAD OFFICE BUILDING DEMOLITION	APPROVED BY:
COMPLETED:		CHECKED BY:
ISSUED:		DESIGNED BY: Magilton
DATE: October 14, 2004		SCALE: Not to scale
	FACILITIES PLANNING AND MANAGEMENT IOWA STATE UNIVERSITY AMES, IOWA	REQUEST NO.
		SHEET NO. 1