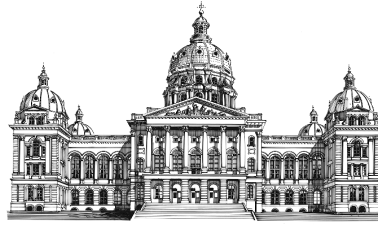


# Iowa Legislative Fiscal Bureau

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State Capitol  
Des Moines, IA 50319  
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## University of Iowa Biology Building and Renovation Update

### PURPOSE

This information is to provide an update regarding the University of Iowa Biology Building and Renovation Project.

### AFFECTED AGENCIES

University of Iowa, one of five institutions of the Board of Regents

### CODE AUTHORITY

Chapter 262 and Chapter 263, Code of Iowa

### BACKGROUND

Each year, the Board of Regents prepares a capital request plan on behalf of the institutions, for budget requests to the Governor and the General Assembly. Historically, this has been a two-year plan, and a ten-year plan, but is currently a five-year plan due to statutory changes. The Board prioritizes the requests. Generally this results in fire and environmental safety concerns grouped together as Priority #1 and deferred maintenance grouped together for all institutions as Priority #2. **Attachment A** is the tentative FY 1999-2003 five-year plan. The Board will take final action on the capital request plan in September as part of the budget request process.

#### *Funding Requests and Appropriations*

**Attachment B** shows the University of Iowa Biology Building request history. The request was first initiated for FY 1992, and \$14.9 million in funding was appropriated by the General Assembly from the Rebuild Iowa Infrastructure Fund for the fiscal period of FY 1997-FY 1999. **Attachment B** also shows an increase in the request from \$8.7 million to \$29.1 million between FY 1992 and FY 1997. In October 1994 (one month following submission of the FY 1996 capitals budget requests), the Board of Regents authorized the University to proceed with project planning and the architectural selection process for the Biology Building project.

#### *Estimated Timelines and Board Action*

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October 1994: The Board of Regents permitted the University of Iowa to proceed with Project planning and the architectural selection process.

July 1995: The University of Iowa's internal budget shows an allocation of \$550,000 for planning the Biology Building Project, using part of the \$2.0 million appropriation in SF 481 (the 1995 General Assembly's Transportation, Infrastructure, and Capitals Act), from the Rebuild Iowa Infrastructure Fund for fire and environmental safety, renovation, or for deferred maintenance for FY 1996.

September 1995: The Board of Regents submitted a biennial budget request (FY 1997-98) of \$29.1 million, indicating a Phase I and Phase II of the project, with Phase I including remodeling and an addition. Phase II includes renovation and selected remodeling.

May 1996: The General Assembly appropriated \$14.9 million from the Rebuild Iowa Infrastructure Fund (RIIF) for the majority of the costs of Phase I. The University used \$550,000 from the FY 1996 RIIF appropriation, and plans to use Treasurer's Temporary Investments (TTI) or building repair funds of \$1,260,000 and gifts and grants earnings of \$1,000,000 to complete the \$17,710,000 estimated cost of Phase I.

May 1997: Annex renovation bid.

June 1997: Annex renovation contract awarded for \$1.5 million. The original estimated total was \$1.8 million, including the renovation and replacement of windows. The bid and approval was originally scheduled for May 1997.

June 1997: The University of Iowa has received \$978,000 in FY 1997 for the Biology Project from the Rebuild Iowa Infrastructure Fund as permitted by statute, slightly less than the spending plan specified. Each agency which receives an appropriation from the RIIF is required to submit a spending plan to the Department of Management which predicts the amount that will be needed and withdrawn each year from the Fund.

September 1997: The Board of Regents submits a budget request for FY 2001 for \$13.7 million for Phase II of the Biology Building Project. (Tentative)

October 1997: Bids for the new building (Part of Phase I) to be received. This bid was originally scheduled for July 1997.

## **CURRENT SITUATION**

### *Project Description*

This Project includes two phases and two projects within each phase. A map is included as **Attachment C**.

Phase I includes:

- A new building (approximately 56,000 square feet), referred to as an addition, that will actually be a separate building across the street (Dubuque) from the Biology Building, connected with a second level skywalk. This building will contain teaching laboratories, an auditorium, a seminar room, and research facilities. Plans include a greenhouse on the roof.
- Remodeling of the Biology Annex: This will include a biological sciences library and extensive remodeling.

Phase II includes:

- Renovation of Biology Building: Renovation of research laboratories, laboratory support areas, and faculty offices is planned. The fourth floor will be removed.
- Biology I and Biology II: Fire Code and life safety improvements, and mechanical and electrical system upgrades are planned.

*Project Budget Plans:*

Phase I:

Annex renovation and window replacement	\$1,800,000
New building and greenhouse	10,844,600
Skywalk connection	460,400
Asbestos abatement in Annex	20,000
Utility extensions	375,000
Telecommunications	35,000
Consultant	1,481,500
Design costs	460,000
Equipment	712,000
Moving expenses	123,000
Art in State buildings	88,500
Contingencies	1,310,000
	<u>\$17,710,000</u>

Phase II: (As of November 1996. FY 2001 request is \$13,676,000.)

Biology I and II improvements and upgrades	\$3,545,000
Biology renovation	4,620,000
Site development	200,000
Biology windows	360,000
Asbestos removal	80,000
Emergency generator	417,000
Utility extensions	586,000
Telecommunications	125,000
Design and consultant	1,489,950
Contingencies	993,300
Moveable equipment	611,000
Moving expenses	124,000
	<u>\$13,151,250</u>

Current source of funds for Phase II is entirely State appropriations.

### **OPENING BUILDING COST ESTIMATE**

The General Assembly has historically provided appropriations to the Regents institutions for the costs related to opening buildings authorized by the General Assembly for the portion of the building funded with State funds. These expenditures typically include staffing costs for janitorial duties and utility costs. Because this building is being used for research it is expected that utility costs will be greater than the average square footage cost of educationally-related buildings.

Estimated costs would be \$3-4 per square foot for office space and \$8-9 per square foot for research space. In the case of the Biology Building, the University has made preliminary calculations for an annualized request of \$450,000 for opening the Biology Addition. The addition is approximately 56,000 gross square feet.

Plans calls for a  $\frac{3}{4}$  year request in FY 2000. The annualized costs include:

- Utilities: \$263,000. This is based upon usage of current biology buildings by square foot and inflated by 5% for FY 1999 and 5% for FY 2000. This does not include a possible reduction for increased efficiency of a new building.
- Custodial: \$68,000. This includes staffing costs for 1.9 FTE positions and \$2,139 for supplies, and is inflated by 4% for FY 1999 and 4% for FY 2000.
- Building maintenance: \$119,000. This includes staffing costs for 1.4 FTE positions and \$42,014 for supplies, and is inflated by 4% for FY 1999 and 4% for FY 2000.

Also not included in the budget plans is a possible one-time reduction for nonuse of the facilities during renovation and repair.

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**TABLE 1**  
**BOARD OFFICE**  
**PRELIMINARY RECOMMENDATIONS**  
**FIVE YEAR CAPITAL PRIORITY PLAN**  
**GENERAL / INFRASTRUCTURE FUNDS**  
**FISCAL YEARS 1999 THROUGH 2003**  
(\$ Thousands)

Inst.	Project	FY 1999		FY 2000		FY 2001		FY 2002		FY 2003		TOTAL GEN. FUND	OTHER FUNDS	TOTAL
		Pri- ority	Amount	Pri- ority	Amount	Pri- ority	Amount	Pri- ority	Amount	Pri- ority	Amount			
<b><u>New Construction, Renovation, and Utilities</u></b>														
UNI	Steam Distribution System Replacement, Ph 1					(1)	\$3,400					\$3,400		3,400
ISU	Gilman Hall Addition - Systems Upgrade					(2)	8,500					8,500		8,500
SUI	Biology Renovation / Addition, Phase 2					(3)	13,676					13,676		13,676
UNI	Biology Center Addition					(4)	10,000	(1)	\$4,300			14,300		14,300
ISU	Morrill Hall Deferred Maint. and Remodel					(5)	7,600					7,600		7,600
Regents	Lakeside Laboratory Improvements					(6)	140					140		140
SUI	Art Building					(7)	6,700	(2)	6,450			13,150		13,150
UNI	East Gym Renovation					(8)	1,500	(3)	4,100	(1)	\$5,000	10,600		10,600
ISU	Livestock Units for Swine & Cattle Research					(9)	4,420					4,420		4,420
ISU	LeBaron Hall - Systems Upgrade					(10)	1,560					1,560		1,560
SUI	Steam Distribution Infrastructure					(11)	1,000					1,000		1,000
SUI	Power Plant - East Egress Steam Tunnel					(12)	1,561					1,561		1,561
SUI	Power Plant - Second Ash Silo					(13)	1,144					1,144		1,144
UNI	Steam Distribution Sys. Replace., Phase II							(4)	2,000	(2)	2,100	4,100		4,100
ISU	General Classrooms and Auditoriums							(5)	6,000	(3)	3,000	9,000		9,000
SUI	Chemistry Building - Renovate Auditorium							(6)	2,500			2,500		2,500
UNI	McCollum / Physics Science Bldg Renovation							(7)	6,100			6,100		6,100
SUI	Communications Center Remodeling							(8)	2,236			2,236	\$2,000	4,236
ISU	Residence System - Academic Program Space							(9)	4,000	(4)	2,000	6,000		6,000
SUI	Instructional Technology Facility Remodeling							(10)	6,240			6,240		6,240
ISU	Coover Hall (Electrical Engineering)							(11)	12,800			12,800		12,800
SUI	Chemistry Building - East Wing Renovation							(12)	1,000	(5)	12,721	13,721		13,721
ISU	Agricultural and Biosystems Engineering							(13)	500	(6)	18,000	18,500		18,500
SUI	Seashore Hall Remodeling							(14)	6,000	(7)	10,498	16,498		16,498
UNI	Sabin Hall Renovation									(8)	8,000	8,000		8,000
ISD	Recreation Complex									(9)	60	60		60
ISU	Gilman Hall - Phase IV									(10)	1,500	1,500		1,500
SUI	Currier Hall - Academic Support Space									(11)	6,000	6,000		6,000
	<b>Subtotal</b>		\$0		\$0		\$61,201		\$64,226		\$68,879	\$194,306	\$2,000	\$196,306
<b><u>Fire Safety, ADA Access, and Deferred Maintenance</u></b>														
SUI,	Fire & Environmental Safety		\$150		\$50		\$2,000		\$2,000		\$2,000	\$6,200		\$6,200
ISU, ISD	Access for People with Disabilities				75						75			75
ISD, IBSSS	Deferred Maintenance		125		272		3,190		3,175		3,175	9,937		9,937
ALL	<b>Subtotal</b>		\$275		\$397		\$5,190		\$5,175		\$5,175	\$16,212	\$0	\$16,212
	<b>TOTAL</b>		\$275		\$397		\$66,391		\$69,401		\$74,054	\$210,518	\$2,000	\$212,518

**Attachment B  
University of Iowa Biology Building Request History**

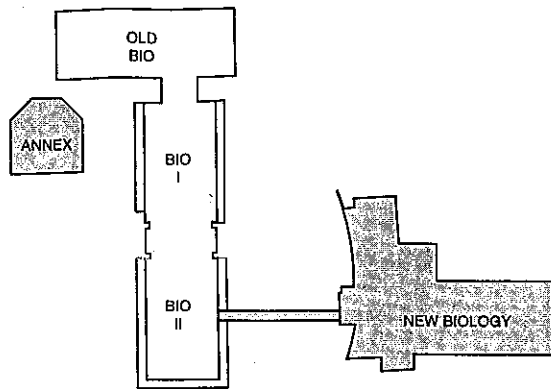
<b>Biennium Submitted</b>	<b>Request referred to as:</b>	<b>Requested Funding</b>	<b>Year Requested For</b>	<b>Assigned Board Priority</b>	<b>Total Project Cost</b>	<b>Legislative Action</b>
1992-93	Biology Renovation	\$700,000	1992	#9		
		8,000,000	1993	#9	\$8,700,000	\$0
1993-94	Biology Renovation	1,209,000	1993	#7		
		11,454,000	1994	#5	12,663,000	0
1994-95	Biology Renovation	1,269,000	1994	#7		
		12,027,000	1995	#5	13,296,000	0
1995-96	Biology, Biology Annex Remodeling	13,296,000	1995	#7	13,296,000	0
1996-97	Biological Sciences Renovation/Replacement	10,000,000	1996	#6		
		4,950,000	1997	#5	14,950,000	0
1997-98	Biological Sciences Renovation/Addition	17,160,000	1997	#6		
		11,925,000	1999	#4	29,085,000	\$14,900,000 *
1998-99	Biology Renovation/Addition, Phase II	12,402,000	2000	#8	12,402,000	0
2001-02**	Biology Renovation/Addition, Phase II	13,676,000	2001	#3	13,676,000	

\*In HF 2421, (the 1996 General Assembly's Transportation, Infrastructure, and Capitals Act) the 1996 General Assembly appropriated \$14.9 million from the RIF for the construction and renovation of the biological sciences complex at the University of Iowa within the total \$66,140,000 appropriation for Regents capitals projects between FY 1997 and FY 1999. The Governor recommended \$14.9 million for the biological sciences complex within the recommended \$57.0 million for FY 1997.

\*\*Under an agreement with the General Assembly, the Regents will not request any capitals funds for the three institutions of higher education for FY 1999 or FY 2000. The request for FY 2001 is tentative and may be changed prior to approval at the September 1997 Board of Regents meeting.

**Project Phasing**

**Phase I**



**Phase II**

