IDAHO STATE UNIVERSITY

SUBJECT

Planning and Design Budget Authorization, Life Sciences Building

REFERENCE

August 2024	Idaho State Board of Education approved the Idaho State University FY 2026 Six-Year Capital Improvement Plan

APPLICABLE STATUTE, RULE, OR POLICY

Idaho State Board of Education Governing Policies & Procedures, Section V.K.4

BACKGROUND/DISCUSSION

Idaho State University seeks authorization to proceed with professional planning and design services for a state-of-the-art Life Sciences facility to attract and retain top students and faculty to ISU. This facility will create essential and modern teaching and research facilities for foundational life science programs. The importance of this facility and life science programming is critical to the institution's mission as the State's lead institution in the delivery of health science programs.

The new Life Sciences Building will include classrooms and research/teaching labs in support of programs including Anatomy & Physiology, Biology, Organismal Biology, Microbiology, Biochemistry, Molecular Biology, Greenhouses, Office for Research Animal Care, along with faculty office, administrative and student spaces.

A university-led pre-design committee previously identified a strategic location and conceptual design for this facility. The site and concept are also a core element of the university's completed Master Plan. The proposed location for the facility is on Martin Luther King Junior Way, on the site that is currently occupied by the obsolete Trade & Technology (T&T) building which is planned for removal. The location is adjacent to the Eli M. Oboler Library and across the street from the Richard and Connie Bowen Rendezvous Center. ISU plans to demolish the T&T facility in FY26 in conjunction with professional planning and design for the new Life Sciences facility.

ISU plans to complete demolition of the T&T facility and complete professional planning and design with the target of breaking ground on the new Life Sciences facility by fall of 2026. Due to the aggressive timeline for groundbreaking, it is important for ISU to launch a solicitation for planning and design services in collaboration with DPW early in 2025.

IMPACT

The anticipated total budget reflects the cost of constructing a highly technical and flexible facility that supports cutting edge research and instruction as well as

growth space for life science programs. This facility is core to the foundation of programs of Idaho State University, particularly in support of the institution's mission as the lead institution in the delivery of health science programs.

The proposed facility is anticipated to be up to 108,000 GSF costing approximately $98,500,000 for construction, including site work, and $29,200,000 for soft costs, fees, contingency, and FF&E for a total anticipated cost of $127,700,000. We anticipate using the project delivery method of Construction Manager, General Contractor, (CMGC) in an effort to optimize budgetary resources and construction scheduling early in planning and design. The University plans on financing this total project through a combination of Permanent Building Funds (PBF), philanthropy, and a bond issuance. ISU will present a full bond financing plan for construction once professional planning and design concludes.

The estimated cost of planning, design and other professional fees is up to $10,000,000, which is included in the above total project costs. The source of funding for planning and design services is anticipated FY26 PBF, pending legislative approval.

ATTACHMENTS

Attachment 1 – Facility and Site Concept
Attachment 2 – Project Budget
Attachment 3 – Capital Project Tracking Sheet

STAFF COMMENTS AND RECOMMENDATIONS

The ISU Life Sciences Building aims to begin planning and design services by Spring 2025, with groundbreaking targeted for Fall 2026, and completion expected by Fall 2029. Due to the tight timeline, it is essential for ISU to move forward with the solicitation for planning and design services in March 2025.

Given the strategic importance of the project to ISU's mission, the thorough planning already complete, the Board's support of this project on ISU's FY 2026 Six (6) Year Capital Plan, and the careful consideration of funding timelines, Board staff recommends approval of ISU's request not to exceed $10,000,000 for planning and design services related to the Life Sciences Building Project.

BOARD ACTION

I move to approve the request by Idaho State University to proceed with planning and design services for a new Life Sciences building for a cost not to exceed $10,000,000.

Moved by _____ Seconded by _____ Carried Yes _____ No _____

Idaho State University

ISU LIFE SCIENCES BUILDING

OCTOBER 2023

BAHR
TAB 1

HUMMEL
ARCHITECTS

INTRODUCTION

Idaho State University was founded in 1901 in Pocatello, Idaho. The university currently serves students at various sites and campuses throughout the State of Idaho. Idaho State University's main campus remains in Pocatello with over 100 buildings.

On the Pocatello Campus, the Gale Life Science Building (GLS) currently serves the majority of ISU's Life Science Programs. Several spaces within the GLS are inadequate for the day-to-day operations, teaching, learning, and research. ISU concluded that a new building needs to replace GLS to provide modern life sciences teaching, learning, and research. Idaho State University explored various sites on campus to design a New Life Science Building and concluded that the new facility should be placed on Martin Luther King Drive replacing the Trade & Technology (T&T) Building.

EXECUTIVE SUMMARY

In 2023, Hummel Architects was engaged by Idaho State University to explore a concept design for a New Life Science Building on the T&T site. Idaho State University provided Hummel with preliminary program requirements for their new building.
Through an interactive process with Idaho State University Stakeholders, a visioning session was conducted identifying overall guiding principles for the building and site design. Some of these guiding principles include:

- Supporting Learning with Collaboration
- Modern Spaces to Enhance Teaching and Research
- Increase Research Capacity
- Community Engagement
- Energize the Campus Community with Modern Facility
- Building and Spaces that Inspire Passion for Knowledge and Discovery
- Modern Building Representing the Future of Idaho State University
- Integrative, Collaborative, Flexible
- Sustainability, LEED Certification
- Inclusion, Diversity, and Accessibility

With Idaho State University Stakeholder input, programs were organized on three tiers which include social, students, research. Ground levels support social & public while subsequent floors above provide students and researchers with more private areas. This philosophy provided organization both horizontally and vertically defining the building footprint and its height. A service entry was located on the northern side of the building while primary student and faculty entrances were located at Martin Luther King Drive.

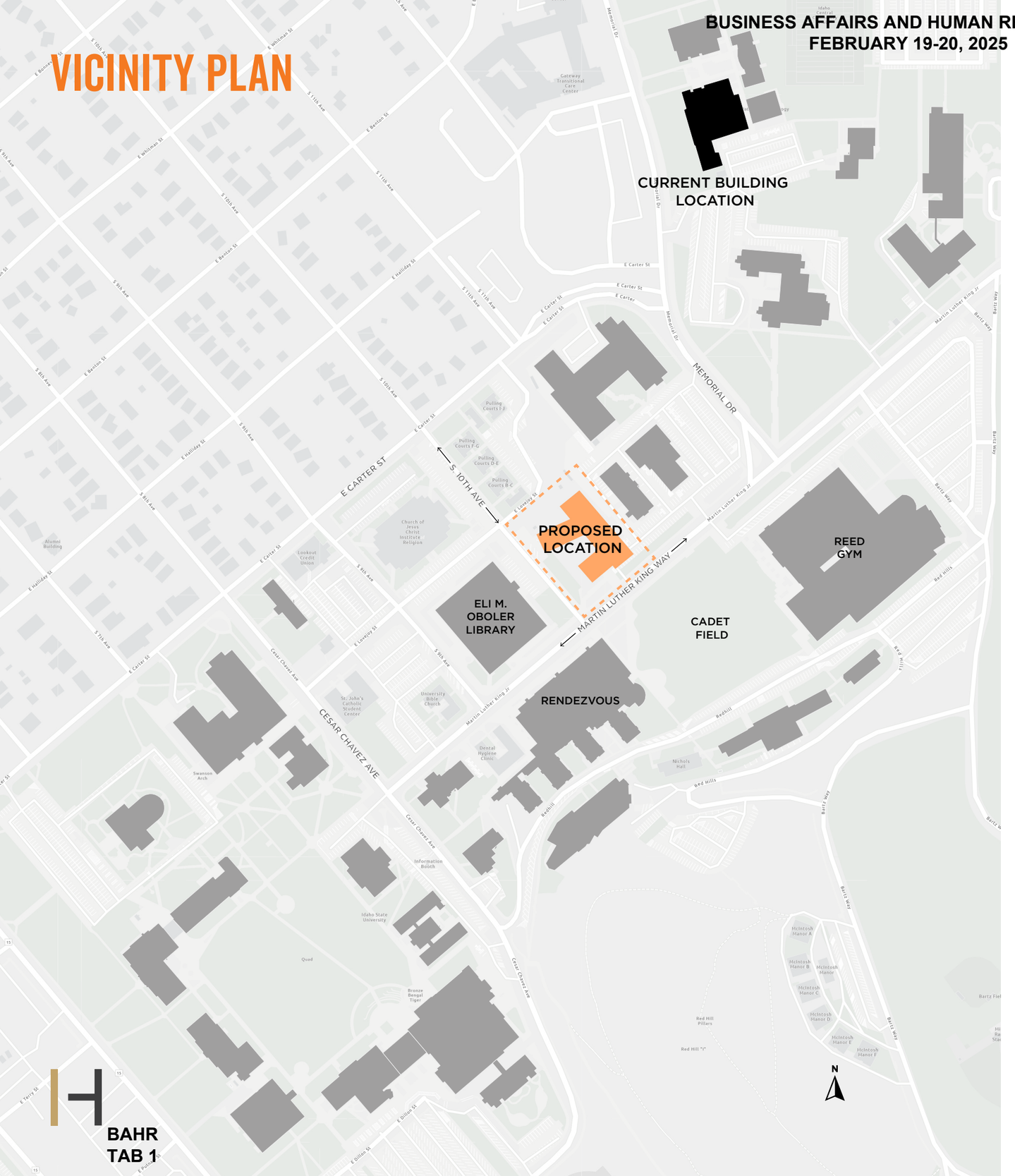
On the south side of the site is an existing library with a small exterior common area. In response to the existing exterior common area, a new exterior plaza was placed adjacent to the library which provides outdoor teaching, learning and gathering opportunities. Designed on the existing sloped site, a new plaza space accesses several floors of the building with a focus on handicap accessibility, student learning areas, solar orientation with sun and shade opportunities, and native vegetation and pollinators from southeast Idaho.

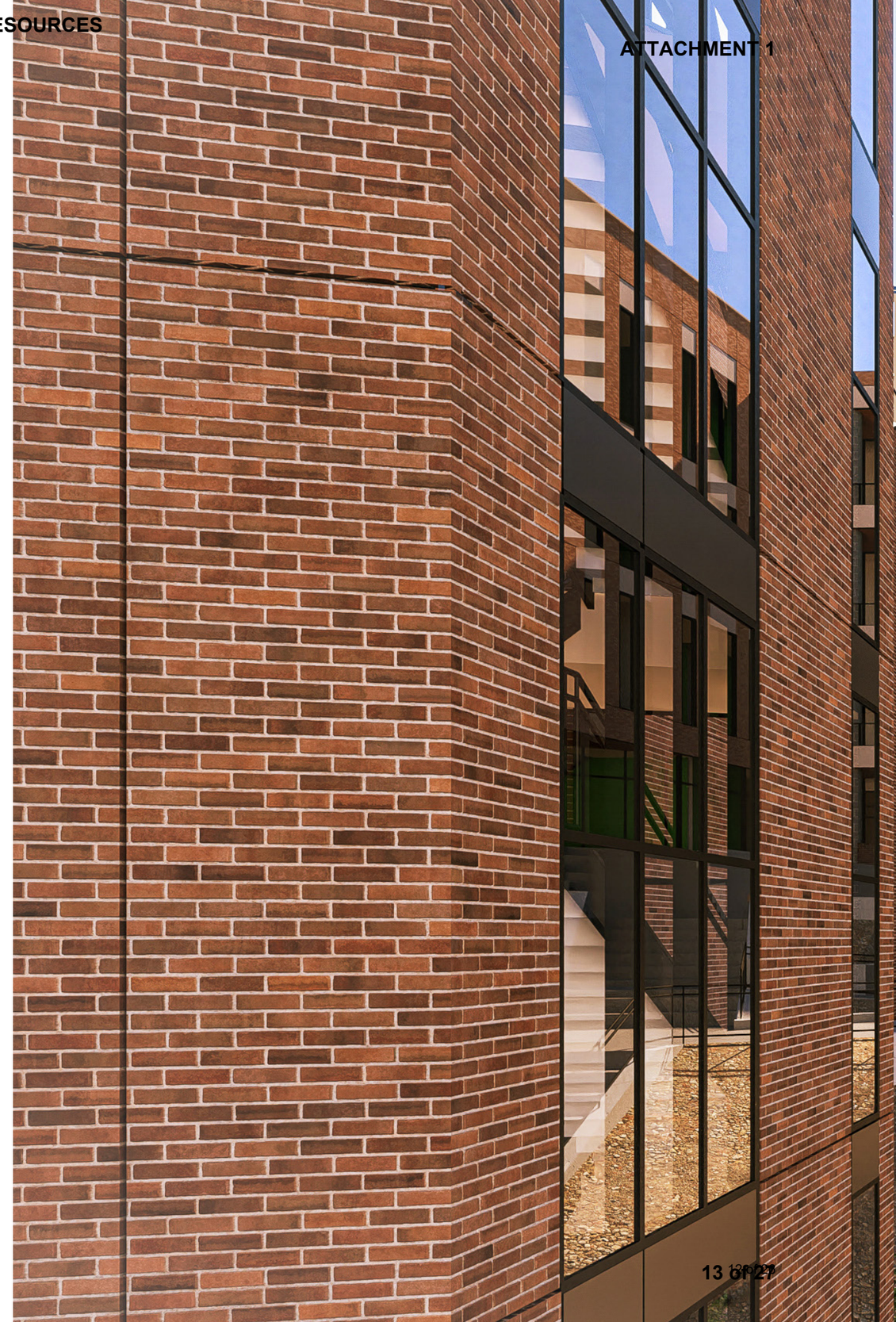
The building design was organized with an organic rhythm of vertically oriented openings complimenting ISU's campus typology while allowing for ample daylit spaces. Materials selected highlight key materials across campus with the use of ISU's signature brick palette and taking on a modern interpretation of terracotta elements from historic campus buildings. Additionally, the design showcases the greenhouses as a prominent design feature that emphasizes a strong visual connection to the courtyard and natural landscaping of the plaza space below.

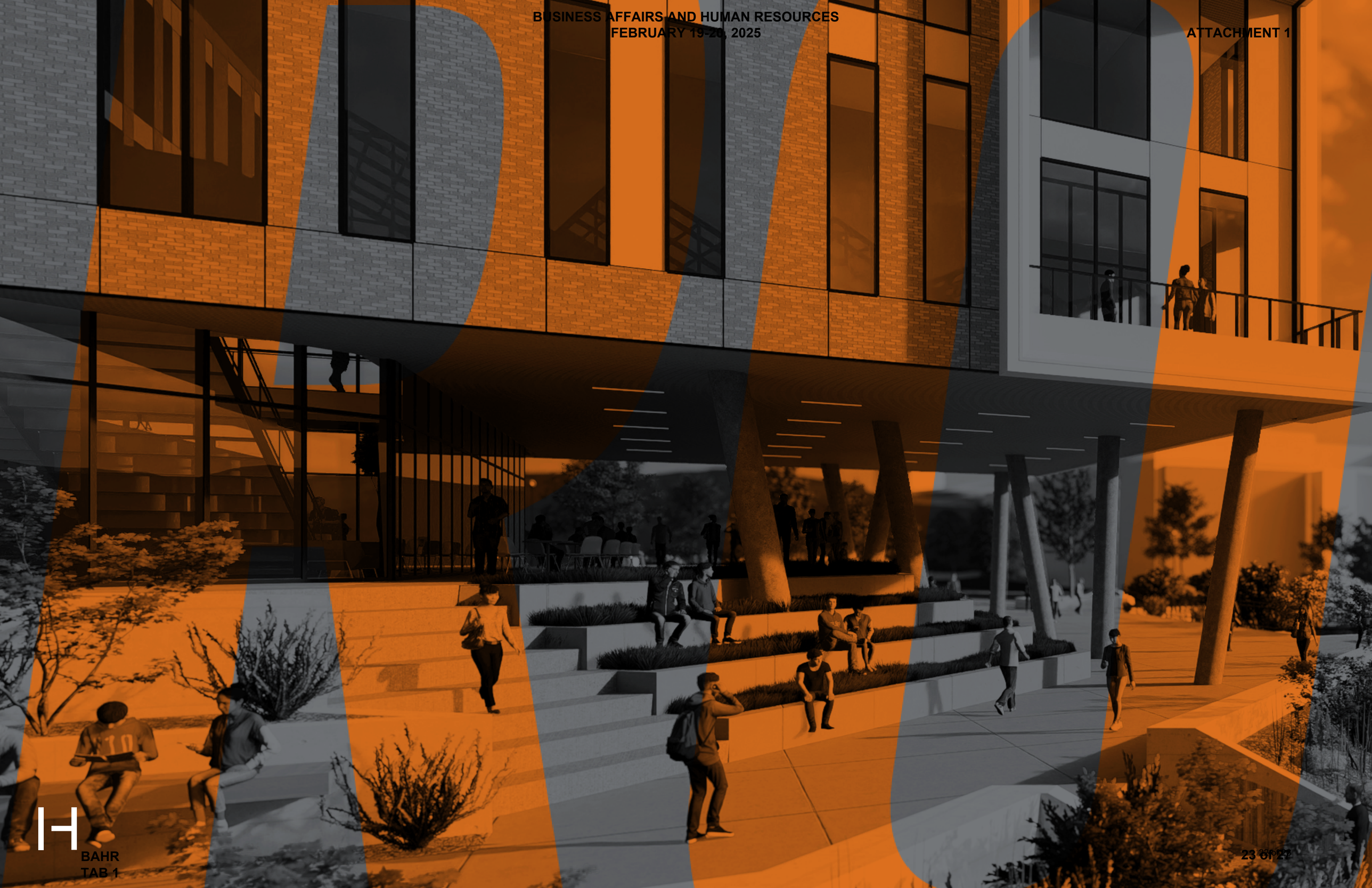
A VISION FOR THE FUTURE

- Modern Life Sciences Teaching, Learning, and Research Hub
- Integrated Teaching and Research with Contemporary Learning Spaces
- State of the Art Research Core Facilities Serving Life Science Researchers
- State of the Art Human Anatomy Labs Serving Health Professions Programs

VICINITY PLAN







Idaho State University

ISU LIFE SCIENCES BUILDING

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Idaho State University

Capital Project Budget Sheet
NEW LIFE SCIENCE BUILDING

DPW Project Number:	TBD
Project Title:	Life Science Building - New Construction
Date:	

Category		Project Budget
Design		7,885,600
Construction		
Testing, Inspections and Misc.		742,850
Contingency		1,371,550
	Subtotal	10,000,000

University Direct Costs (FFE, Utilities, IT, Signage, etc)		
University Contingency		

Total Project Budget	$10,000,000

Idaho State University

Capital Project Tracking Sheet
NEW LIFE SCIENCE BUILDING

Institution/Agency: Idaho State University Project: New Life Science Building
Project Description: Life Science Building - New Construction
Project Use: Design and construction of new Life Science Building on the Pocatello Campus
Project Size: Approx.100,000 GSF; $10,000,000 Planning, Design & Other Professional fees; $127,770,000 total project cost

	Sources of Funds				Use of Funds			
	PBF	ISBA	Other*	Total Sources	Planning	Construction	Other	Total Uses
Initial Cost of Project (planning)	$10,000,000	$	$	$10,000,000	$10,000,000	$	$	$10,000,000
Construction	$	$	$	$	$	$	$	$
Total Project Costs	$	$	$	$	$	$	$	$

			Other Sources of Funds				
History of Funding	PBF	ISBA	Institutional Funds	Student Revenue	Other	Total Other	Total Funding
Date 7/1/25 (Est)	$10,000,000	$	$	$	$	$	$10,000,000
Date	$	$	$	$	$	$	$
Total	$	$	$	$	$	$	$

Office of Campus Operations
921 South 8th Ave., Stop 8310 | Pocatello, ID 83209-8310 | (208) 282-2953 | isu.edu