

Contact: Sheila Doyle

REGISTER OF UNIVERSITY OF NORTHERN IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Consider recommending to the Board approval of:

1. Schematic design and project description and budget (\$5,721,605) for the **Gilchrist Hall Renovation/Restoration** project.
2. Revised budget (\$12,458,000) for the **Science Buildings Renovation – Phase 1** project.

Executive Summary: The **Gilchrist Hall Renovation/Restoration** project would restore Gilchrist Hall following the October 2005 fire damage to the building. The University plans to bid the renovation work in July 2007 (following completion of the asbestos abatement work currently underway) for completion of the project in June 2008.

The schematic design for the renovation project maintains in Gilchrist Hall the Student Services Center and other student-related functions, as well as the offices of Business Operations, Public Safety/Parking, Human Resource Services, and Compliance and Equity Management. However, the offices of the Vice President for Administration and Finance, Information Technology, and Financial Accounting and Reporting Services, will not return to Gilchrist Hall; these functions are being relocated to the CET building located at 2304 College Street on the east edge of campus. These relocations from Gilchrist Hall will free up space to move additional student-related services to Gilchrist Hall, specifically the offices of International Programs, Disability Services, and Vocational Rehabilitation, for improved student convenience and staff collaboration.

The **Science Buildings Renovation – Phase 1** project is renovating the Physics Building and Greenhouse, and upgrading classrooms, laboratories and mechanical/electrical systems in McCollum Science Hall, to provide modern instructional facilities for the University's science departments. The revised budget of \$12,458,000, an increase of \$738,000, reflects the addition of funding from the U.S. Department of Defense (\$538,000) for additional renovations and equipment to support nanoscience and nanotechnology education in the College of Natural Sciences, and the Roy J. Carver Charitable Trust (\$200,000) for development of a physics teaching laboratory for the College.

Details of Projects:

Gilchrist Hall Renovation/Restoration

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Dec. 2005	Approved
Architect/Engineer Selection (InVision Architecture, Waterloo, IA)		Dec. 2005	Not Required
<u>Asbestos Abatement (Phase 1)</u>			
Project Description and Budget	\$ 1,534,000	Nov. 2006	Approved
Construction Contract Award (LVI Environmental Services, Villa Park, IL)	1,048,909	Feb. 2007	Not Required
<u>General Renovation (Phase 2)</u>			
Program Statement		Feb. 2007	Not Required
Schematic Design		March 2007	Requested
Project Description and Total Budget	5,721,605	March 2007	Requested

The upper level, which is served by the main building entrance to the north, would continue to house the Student Services Center. This level would also house the offices of Business Operations, Academic Advising and Career Services, Registrar's Office, Enrollment Services for Financial Aid, Vice President for Educational and Student Services, Compliance and Equity Management, Vocational Rehabilitation, as well as three conference rooms.

The lower level, which is served by the west entrance, would house the offices of Enrollment Services for Admissions, Public Safety/Parking Services, Human Resources, International Programs, Disability Services, Academic Advising and Career Services, as well as two conference rooms and a large conference area.

The square footages in the schematic design are generally consistent with the approved building program.

Detailed Building Program

	<u>Program</u>		<u>Schematic</u>		
Academic Advising/Career Services	5,540		5,705		
Office of Enrollment Services – Admissions	5,391		5,495		
Business Operations	4,910		4,910		
Public Safety/Parking	4,316		4,408		
Registrar’s Office	4,014		4,220		
Human Resource Services	3,665		3,540		
Office of Enrollment Services – Financial Aid	3,085		3,085		
Vice President for Educational and Student Services	1,781		1,650		
Compliance and Equity Management	1,521		1,525		
International Programs	1,404		1,690		
Disability Services	715		750		
Vocational Rehabilitation	<u>559</u>	36,901	<u>475</u>	37,453	nsf
Support Areas (Telecommunications Room, Vending, Storage)		10,537		10,120	nsf
Shared Program Spaces (Conference Rooms, Multi-Purpose Meeting Rooms, Follon Student Services Center, Admissions Area, Storage, Lobby/Entrance)		<u>5,753</u>		<u>5,696</u>	nsf
Total Net Assignable Space		53,191		53,269	nsf
Anticipated Gross Square Feet		67,676		67,676	gsf
Anticipated Net-to-Gross Ratio = 79 percent (Schematic)					

Project Budget

Construction	\$ 4,320,800
Design, Inspection, and Administration	748,550
Furniture and Equipment	225,455
Contingencies	<u>426,800</u>
TOTAL	<u>\$ 5,721,605</u>

Science Buildings Renovation—Phase 1

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Initial Review and Consideration of Capital Project Evaluation Criteria		Sept. 2003	Received with Capital Request
Interim Review and Consideration of Capital Project Evaluation Criteria		June 2004	Received Report
Permission to Proceed		June 2004	Approved
Architectural Selection (Baldwin White Architects, Des Moines, IA, in assn with Flad and Assoc., Madison, WI)		Dec. 2004	Approved
Negotiated Agreement (Baldwin White Architects, Des Moines, IA)	\$ 1,303,500	March 2005	Not Required
Program Statement		April 2005	Not Required
Final Review and Consideration of Capital Project Evaluation Criteria		Aug. 2005	Received Report
Schematic Design		Aug. 2005	Approved
Project Description and Total Budget	11,100,000	Aug. 2005	Approved
Contract Award – Physics Building Renovation (Larson Construction Co., Independence, IA)	4,416,000	April 2006	Not Required
Change Order #1	18,829	Sept. 2006	Not Required
Contract Award – Greenhouse & McCollum (Peters Construction; Waterloo, IA)	2,906,500	May 2006	Not Required
Revised Project Budget	11,720,000	Sept. 2006	Approved
Revised Project Budget	12,458,000	Feb. 2007	Requested

Project Budget

	<u>Revised Budget Sept. 2006</u>	<u>Revised Budget March 2007</u>
Construction	\$ 8,500,000	\$ 8,964,000
Design, Inspection & Administration	1,353,500	1,443,500
Furniture and Equipment	945,000	1,074,000
Artwork	58,600	62,290
Contingency	<u>862,900</u>	<u>914,210</u>
TOTAL	<u>\$ 11,720,000</u>	<u>\$ 12,458,000</u>
Source of Funds:		
Academic Building Revenue Bonds	\$ 11,100,000	\$ 11,100,000
Battelle Infrastructure Funds	620,000	620,000
U.S. Department of Defense	0	538,000
Roy J. Carver Trust	<u>0</u>	<u>200,000</u>
TOTAL	<u>\$ 11,720,000</u>	<u>\$ 12,458,000</u>