

**REGISTER OF UNIVERSITY OF NORTHERN IOWA CAPITAL IMPROVEMENT BUSINESS
TRANSACTIONS**

Action Requested: Consider recommending to the Board approval of the following actions for major capital projects, as defined by Board policy.

1. Russell Hall Renovation

- a. Acknowledge receipt of the University's initial submission of information to address the Board's capital project evaluation criteria (see Attachment A);
- b. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
- c. Authorize permission to proceed with project planning, including the architectural selection process.

2. Science Buildings Renovation—Phase 1

- a. Acknowledge receipt of the University's final submission of information to address the Board's capital project evaluation criteria (inserted in the schematic design booklet);
- b. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
- c. Approve the schematic design and project description and budget (\$11,100,000) with the understanding that this approval will constitute final Board approval and authorization to proceed with construction.

Executive Summary: The **Russell Hall Renovation** project would renovate Russell Hall, home of the School of Music, and construct an addition to the facility. The building has not undergone a major renovation since its construction in 1963 and is in need of upgrades to improve the instructional and office spaces and to meet various building codes. The facility is also in need of additional rehearsal space to accommodate the School's programs. The project cost would be funded by the sale of Academic Building Revenue Bonds authorized by the 2004 General Assembly (anticipated at \$7.8 million) and private gifts (\$2.0 million). Authorizing permission to proceed would allow the University to move forward with the planning process, including the selection of a project architect.

The **Science Buildings Renovation—Phase 1** project would renovate the Physics Building and Greenhouse, and upgrade classroom and laboratory areas and mechanical/electrical systems in McCollum Science Hall. The project would provide modern instructional facilities for the University's science departments and allow the University to continue to attract Iowa's finest science and science education students. The sale of Academic Building Revenue Bonds to fund the project was authorized by the 2004 General Assembly; the bonds are scheduled to be sold in September 2005. The schematic design will be presented at the August meeting; the design booklet is included with the Board's materials. Approval of the project budget (\$11,100,000) and schematic design would allow the University to proceed with the design development phase toward a spring 2006 construction bid date.

Details of Projects:

Russell Hall Renovation

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		Aug. 2005	Receive Report
Permission to Proceed		Aug. 2005	Requested

The evaluation criteria for the project are included as Attachment A for Committee members' review.

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 association with Flad and Associates, 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	Receive Report
Schematic Design		Aug. 2005	Requested
Project Description and Total Budget	11,100,000	Aug. 2005	Requested

* Approved by Executive Director in accordance with Board procedures.

Physics Building: The project would renovate the ground through first floors of the Physics Building (approximately 15,500 net square feet) for use by the Physics Department. The majority of the classrooms would be housed on the first floor (with additional classroom areas on the second and third floors); laboratory areas would be located on the ground, second and third floors (research laboratories in the west wing and instructional labs in the east wing); and office areas would be located on all levels. Exterior improvements would be limited to the creation of a new south entry for the building and construction of a second-floor bridge connection to the adjacent Lang Hall, where the Physics Department will utilize additional space (not requiring renovation) for its laboratory needs.

McCullum Science Hall: The project would renovate select areas on the first, second and third floors (totaling approximately 19,700 net square feet) to provide upgraded research and instructional laboratories, classrooms and office space for the Departments of Biology and Chemistry, and the Science Education Program.

Greenhouse: The project would renovate approximately 6,100 net square feet, and construct an additional 4,000 net square feet (with a portion to be bid as an add alternate and constructed subject to the receipt of favorable bids) to house greenhouse laboratories and support functions, and one instructional laboratory, for the Biology Department. The areas would be constructed of solid brick and glass, consistent with the existing greenhouse structure.

The schematic square footages for the three projects are generally consistent with the building program approved by the Executive Director; the square footage for McCullum Science Hall was reduced by approximately 10 percent (2,100 net square feet) to better correspond with the project budget.

<u>Project Budget</u>	
Construction	\$ 8,075,000
Design, Inspection and Administration	1,303,500
Furniture and Equipment	855,000
Artwork	55,500
Contingency	<u>811,000</u>
TOTAL	<u>\$ 11,100,000</u>

Russell Hall Renovation
Evaluation Criteria

Since the project meets the Board's definition of a major capital project, the University has provided the following information in response to the Board's evaluation criteria.

Institutional Mission/Strategic Plan: The Russell Hall Renovation project supports UNI's Strategic Plan by providing additional space and enhanced classrooms, studios, rehearsal spaces, and offices for students, faculty, and staff. Russell Hall currently houses approximately twice the faculty, and three times the students, as it was designed for in 1962. The School of Music currently has an average of 270 major students, and provides liberal arts core classes to over 1,000 non-major students each year.

This renovation and addition project will provide quality space for both faculty and students, and make the facility more efficient in space usage. This work will support UNI's Strategic Plan Goal 1, "Provide intellectually challenging and character-building experiences for undergraduate and graduate students in a personalized learning environment" by strengthening the UNI general education program and simultaneously increasing the understanding of and commitment to the role and value of liberal arts education as the foundation of a university education. Fundamental to Goal 2, "maintain a faculty distinguished by their creative and intellectually rigorous teaching and scholarship," is providing faculty with appropriate facilities to enhance their teaching, which this project will provide.

This project is also consistent with UNI's Strategic Plan Goal 5, "Provide and maintain appropriate resources including staffing for effective and efficient University operations."

The Russell Hall Renovation project will help to continue to attract the finest Iowa music students, as well as enhance student recruitment in general.

Other Alternatives Explored: The building is structurally sound and located on central campus. Demolition and reconstruction would be more costly, time-consuming and disruptive to the academic environment.

Impact on Other Facilities and Square Footage: The project will not result in the abandonment, transfer or demolition of existing facilities.

Financial Resources for Construction Project: This project received funding from SF 2298 of the 80th Iowa General Assembly (\$7,800,000) and will be supplemented with private funds (\$2,000,000).

Financial Resources for Operations and Maintenance: The source of funds used to support the operations and maintenance of this academic facility will be the general education fund.

External Forces: Fundraising for this project has been very successful with private gifts totaling \$1.6 million received as of March 31, 2005. Expectations are that the total fund raising goal of \$2.0 million will be reached by the time the schematic design is presented to the Board of Regents.