

Contact: Joan Racki

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

Actions Requested: Consider the following approvals for the **Bartlett Hall Renovation / Baker Hall Demolition** project, a major capital project as defined by Board policy:

1. Acknowledge receipt of the University's final submission of information to address the Board's capital project evaluation criteria (see Attachment A);
2. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration;
3. Approve the schematic design, project description and budget (\$21,000,000), with the understanding that approval will constitute final Board approval and authorization to proceed with construction;
4. Approve a Resolution Directing the Removal of Bartlett Hall from the University of Northern Iowa Residence System; and
5. Approve the demolition of Baker Hall upon completion of the **Bartlett Hall Renovation** project.

(ROLL CALL VOTE)

Executive Summary: The project would renovate Bartlett Hall (104,437 gross square feet [GSF]) to house the departments currently housed in Baker Hall, including: Philosophy and World Religions; Sociology, Anthropology and Criminology; English & Modern Languages; Psychology, Culture and Intensive English; and the Center for Holocaust and Genocide Education. The renovated academic spaces would include faculty offices, seminar rooms and laboratories. After the renovation, Baker Hall (90,107 GSF originally designed as a residence facility for men) would be demolished. A map showing the location of both Bartlett and Baker Halls is shown on Attachment B. The Board is asked to approve the project description and budget (\$21,000,000 funded by state appropriations) and schematic design for the renovation. The schematic design booklets are included with the Board's agenda materials.

Bartlett Hall was constructed in 1917 and 1924 as a residence hall. A portion of the building was renovated in 1986 to accommodate faculty and staff offices. (This space is now known as Bartlett East.) The balance of the building is currently being used as a residence facility. However, Bartlett Hall no longer provides a housing environment that meets student needs. Since Bartlett Hall is currently part of the residence system, bond covenants require specific approval of the Board of Regents prior to the removal of any units in the system. The resolution which the Board is requested to adopt, includes a determination that the net rents, profits, and income of the Residence System, after removal of the facilities, which would be no later than June 15, 2012, will meet the specific financial requirements of the bond covenants.

Iowa Code §262.11 requires that all acts relating to the management, purchase, disposition, or use of lands and other property of the institutions are to be approved via roll call vote. Under Board policy, the disposal, transfer or sale of buildings with an estimated fair market value of \$10,000 are to be specifically approved by the Board. The Board is thus requested to approve the demolition of Baker Hall after the completion of the Bartlett Hall renovation. The area where Baker Hall is currently located would be redeveloped to accommodate central campus circulation, accessible parking and additional green space.

Details of the Project:

Bartlett Hall Renovation / Baker Hall Demolition

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Sept. 2010	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Sept. 2010	Received Report
Design Professional Agreement StruXture Architects (through schematic Design) (Waterloo, IA)	\$ 337,138	Jan. 2011	Not Required*
Program Statement		April 2011	Not Required*
Schematic Design		August 2011	Requested
Project Description and Total Budget	21,000,000	August 2011	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		August 2011	Receive Report

*Approved by Executive Director consistent with Board policy

The renovation of Bartlett Hall, which was constructed in 1917 and 1924, will preserve a historically significant building for the University. The renovation, which will be designed to attain LEED Silver Certification, will retain the exterior character of the building, while adding accessible entrances and improving site drainage. Renovations in Bartlett Hall include interior renovations, exterior repairs and new mechanical and electrical systems.

Site work, which would take place following the demolition of Baker Hall, will be carried out consistent with the design, scale and material used throughout central campus site work. The land area that Baker Hall occupies will be redeveloped to accommodate vehicular access to the Rod Library service drive and central campus handicap parking.

The following table compares the square footage of the schematic design with the approved program by department:

<u>Department</u>	<u>April 2011 Program (NSF)</u>	<u>August 2011 Schematic (NSF)</u>	<u>Change (NSF)</u>
Philosophy & World Religions	5,125	5,297	172
Sociology / Anthropology / Criminology	8,290	8,169	(121)
English & Modern Languages	14,755	15,722	967
Psychology	10,290	11,235	945
Cultural & Intensive English Program	4,380	4,563	183
Center for Holocaust & Genocide Education	480	475	(5)
Learning Spaces	5,600	5,658	58
Support Spaces	8,010	7,344	(666)
Total Net Assignable Square Footage	56,930	58,463	1,533
Total Building Gross Square Footage	104,437	104,437	0
Anticipated Net-to-Gross Ratio	54.51%	55.98%	

There were minor square footage adjustments between the program and schematic design due to existing building conditions and the evolution of the design. Minor adjustments in faculty offices and faculty research labs were made.

The University envisions bidding the project in May 2012, with substantial completion in December 2014.

Project Budget

Construction	\$16,150,000
Design, Inspection and Administration	2,195,000
Furniture and Equipment	1,615,000
Artwork	105,000
Contingency	<u>935,000</u>
TOTAL	<u>\$21,000,000</u>
Source of Funds:	
State Appropriations	<u>\$21,000,000</u>
TOTAL	<u>\$21,000,000</u>

**Bartlett Hall Renovation / Baker Hall Demolition
Evaluation Criteria**

1. How does this project help fulfill the institution's mission and strategic plan?

Baker Hall houses the Departments of Philosophy and World Religions; Psychology; Sociology, Anthropology and Criminology; English; Modern Languages; Culture and Intensive English; and the Center for Holocaust and Genocide Education. The building was built in three phases in 1936, 1938, and 1956. It was designed as a residence facility for men and is currently being used as academic offices and instruction space. Bartlett Hall was built in 1917 and 1924 as a residence hall and is currently used as a residence hall. This project supports UNI's Strategic Plan Goal 1: "Be a leading undergraduate public university that provides a strong liberal arts foundation." G1.Objective 3 – "Recruit, develop, and retain faculty distinguished by their creative and intellectually rigorous teaching and scholarship." G1.Objective 4 – "Infuse an interdisciplinary approach into teaching, scholarship, and engagement." This project is also consistent with UNI's Strategic Plan Goal 4: "Create and maintain an inclusive educational environment that prepares students to thrive in a diverse global environment." G4.Objective 2 – "Enhance the international and domestic diversity of students, faculty, and staff."

It is critical that faculty have optimal working conditions for their class preparation, research, and meetings with students. In addition to individual office spaces, the facility will provide seminar, open spaces, and conference rooms which will enhance interdisciplinary interaction. There is currently no dedicated space for faculty development activities on campus. Bartlett incorporates a space which is anticipated to be heavily used for training and development of faculty members and department heads. This will improve expertise and enhance interdisciplinary research. The renovation will be an asset in faculty and student recruitment. The project further contributes to the university's sustainability goals by enabling a building to be taken off-line.

The design of Bartlett will also facilitate more frequent faculty student interactions by incorporating inviting open spaces and meeting alcoves near faculty and department offices. (Goal 1) In addition, design features will allow departments to develop attractive educational displays that will introduce students to aspects of the disciplines.

One of the key programs which will be resident in Bartlett is the Culture and Intensive English program. Being placed in a central Bartlett Hall space will allow the program's students, who are developing skills to enable them to begin university study, to more easily interact with academic departments and their students. This is expected to increase recruitment of these students to UNI. The attractive external spaces and pass-through openings to the main campus will draw a number of people to this part of campus.

2. What other alternatives were explored to meet the needs identified in number 1 above?

The university explored a number of alternatives including the complete renovation of Baker Hall, the renovation of a portion of Baker Hall with selective demolition and replacement of elements of Baker Hall to accommodate code and accessibility issues, the construction of a new building to replace Baker Hall and the subsequent demolition of Baker Hall, and the renovation of Bartlett Hall with the subsequent demolition of Baker Hall. The cost estimates for all options were very comparable. The selected option will allow the university to decrease overall university square feet and the associated costs for utilities and operation. Bartlett Hall

is more important to the University of Northern Iowa from the campus planning perspective than Baker Hall.

- 3. When this project is completed, what facilities and total square footage will be abandoned, transferred, or demolished and how does this compare to the new or renovated square footage?**

Bartlett Hall (104,437 gross square feet) will be renovated. Baker Hall (90,107 gross square feet) will be demolished.

- 4. What financial resources are available to build/remodel/renovate the proposed capital project?**

State Appropriations

- 5. What resources are available to operate and maintain the proposed capital project without compromising current programs and operations?**

The source of funds to support the operations and maintenance of this academic facility will be the general education fund.

- 6. Identification of any compelling external forces that justify approval of this capital project.**

None to our knowledge.

Bartlett Hall /Baker Hall

UNI

