

Contact: Joan Racki

REGISTER OF UNIVERSITY OF NORTHERN IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Action Requested: Consider approval of the following actions for the **Apartment Housing – Phase 2a** and the **Bartlett Hall Renovation / Baker Hall Demolition** projects, major capital projects as defined by Board policy.

1. Acknowledge receipt of the University's initial submission of information to address the Board's capital project evaluation criteria (see Attachment A [Apartment Housing project] and Attachment B [Bartlett Hall Renovation project]);
2. Accept the Board Office recommendation that the projects meet the necessary criteria for Board consideration; and
3. Authorize permission to proceed with project planning, including the selection of INVISION as the architectural firm for the Apartment Housing project and the utilization of the architectural selection process for Bartlett Hall Renovation project.

Executive Summary: The **Apartment Housing – Phase 2a** project would provide for the second phase of a new apartment community to meet the changing needs of students, while beginning to replenish the housing stock. The current dormitories are, on average, 50 years old.

A feasibility study completed in fall 2008 by Mackey Mitchell and INVISION showed a potential site for a 788 apartment community of primarily 2 and 4 person units. In order to have manageable debt and to ensure conservative growth, the project was divided into three phases. The Board previously approved the Phase 1 project, which is scheduled to be bid in late September 2010. Phase 2 has now been divided into Phases 2a and 2b. The estimated project cost of \$24.6 million for Phase 2a (246 beds) would be funded by Residence System Funds (estimated at \$2 million) and Residence System Revenue Bonds (\$22.6 million). The University will provide a detailed financing plan to the Board at a later date.

The University requests a waiver of the Board's policy on the selection process for design professionals for projects over \$1 million, which requires the convening of a committee to select the firm for a specific project. The University requests permission to proceed with negotiation of a contract with INVISION (Architecture) of Waterloo, Iowa for the Phase 2a project. The firm served as architect for the Apartment Housing master plan, architect for the schematic design concept for all phases of the project, and architect for the Phase 1 project. The University has been very satisfied with the work of INVISION on previous portions of the Apartment Housing project and believes that the firm is uniquely qualified to undertake Phase 2a.

The University requests permission to proceed with project planning for the **Bartlett Hall Renovation / Baker Hall Demolition** project; this project is the University's number one priority for FY 2012 capital funding. (See Agenda Item 12 for FY 2012 capital requests.) The project would provide for the renovation of Bartlett Hall (104,437 gross square feet), which is currently used as a residence facility, into faculty offices, seminar rooms and laboratories for the departments of English Language and Literature, Philosophy and World Religions, Modern

Languages, Psychology, and Sociology and Anthropology, and the demolition of Baker Hall (90,107 gross square feet).

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 portion of the building being used as a residence facility no longer provides a housing environment that meets student needs; the University reports that the Department of Residence has the capacity to absorb the students who currently reside in Bartlett Hall into other residence halls. The University explored a number of alternatives for providing space for the academic departments currently housed in Baker Hall. After a review of many alternatives, including the renovation of Baker Hall, the University believes that renovating the remaining portion of Bartlett Hall for academic departments and demolishing Baker Hall is the best solution.

The total project cost is \$21 million to be financed by state capital appropriations or Academic Building Revenue Bonds. The University will internally finance initial planning through schematic design with reimbursement to occur when funding for the project has been secured.

Details of Projects:

Apartment Housing – Phase 2a

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Sept. 2010	Requested
Initial Review and Consideration of Capital			Receive
Project Evaluation Criteria			Report

The evaluation criteria for the project are included as Attachment A to this Agenda Item. A map showing the proposed location of the Apartment Housing – Phase 2a is included as Attachment C.

Bartlett Hall Renovation / Baker Hall Demolition

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Sept. 2010	Requested
Initial Review and Consideration of Capital			Receive
Project Evaluation Criteria			Report

The evaluation criteria for the project are included as Attachment B to this Agenda Item. A map showing the locations of Bartlett and Baker Halls is included as Attachment D.

**Apartment Housing – Phase 2a
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.

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

This project supports the institution's mission and strategic plan by providing safe and supportive living environments for students. The current inventory of dormitory rooms is housed in buildings which are, on average, 50 years old.

In order to meet the changing needs of students and to begin replenishing housing stock, apartment-style housing on central campus is needed (as evidenced by two market studies). Apartments on campus will attract additional juniors and seniors to stay on campus.

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

This project is a continuation of the new apartment housing project. Originally conceived as three phases for the entire complex, the large second phase is now being proposed to occur in two parts (2a and 2b) to help meet appropriate demand and ensure financial viability. As this is a continuation of the Apartment Housing project, other alternatives were not explored.

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?

Consistent with previous planning, College Courts would be demolished as part of Phase 2a and 2b. College Courts, constructed in 1956 and 1958, are cinder block duplexes used for student housing. They comprise 31,875 square feet. Phase 2a of the new apartments would construct approximately 122,869 square feet.

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

Funding for planning will come from Residence System funds. Funding for construction would be primarily from bonding and from Residence System funds.

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

The source of funds used to support the operations and maintenance of this residential facility will be Residence System revenues.

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

Primary external forces are from market pressure from students wanting to stay on campus.

**Bartlett Hall Renovation/Baker Hall Demolition
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.

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

Baker Hall houses the Departments of English Language and Literature, Philosophy and World Religions, Modern Languages, Psychology, and Sociology and Anthropology. 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 facility. This project supports UNI's Strategic Plan Goal 1, "Provide intellectually challenging and character-building experiences for undergraduate and graduate students in a personalized learning environment" and Goal 2, "Maintain a faculty distinguished by their creative and intellectually rigorous teaching and scholarship." 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." In UNI's Strategic Plan, the vision of the University is to be the leader among the nation's finest public comprehensive universities, characterized by a multicultural and inclusive community with high-quality teaching/learning environments and socially responsible contributions to the State of Iowa, the nation, and the world. The Bartlett Hall Renovation will help us continue to attract the finest Iowa faculty and students, as well as enhance student recruitment in general.

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?

This project has been included in the University's 5-year Capital Plan in FY 2012 for State Appropriation funds.

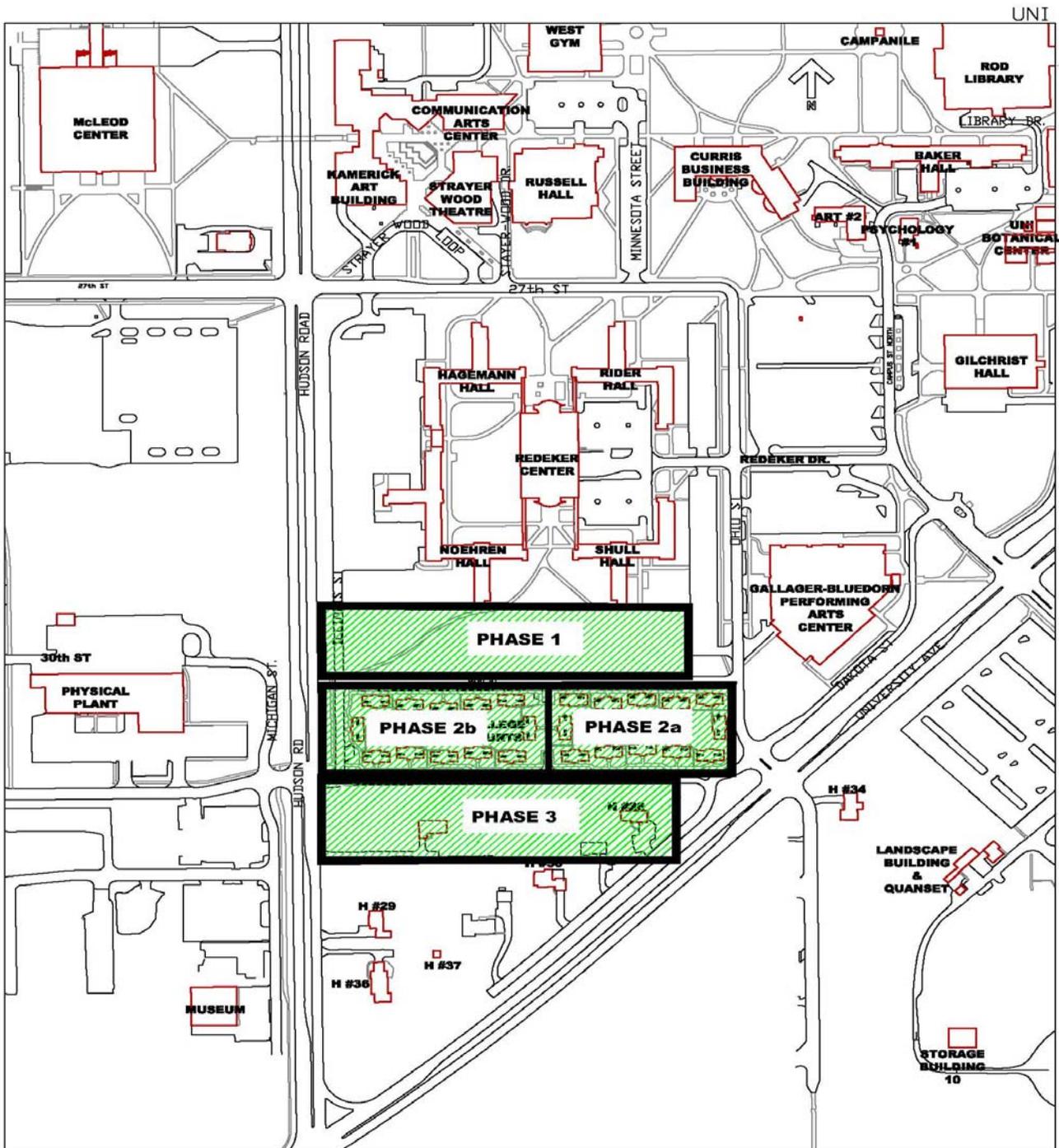
5. What resources are available to operate and maintain the proposed capital project without compromising current programs and operations?

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.

Apartment Housing



Bartlett Hall /Baker Hall

UNI

