

A PRESENTATION OF THE REVISED SCHEMATIC DESIGN FOR THE MCCOLLUM SCIENCE HALL ADDITION WILL TAKE PLACE AT THE FEBRUARY MEETING

UNI B-1

MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Register of University of Northern Iowa Capital Improvement Business Transactions for Period of December 20, 2000 through January 24, 2001

Date: February 12, 2001

Recommended Action:

Approve the Register of Capital Improvement Business Transactions for the University of Northern Iowa.

Executive Summary:

The University of Northern Iowa requests approval of the revised schematic design and the project description and budget (\$16,900,000) for the **McCullum Science Hall Addition** project, which would construct an addition to the facility to provide needed laboratory, classroom, research and office space for the science departments, particularly the Department of Biology. In response to Board members' concerns expressed at the December meeting, the exterior of the addition and the roof have been re-designed to reflect a more traditional building design, consistent with the older campus buildings located to the north of McCollum Science Hall.

Representatives of the University and the project architects, BWBR Architects, will attend the Board meeting to present the revised design for the project. A Schematic Design Report Supplement, which outlines the revised schematic design, is included with the Board's docket materials.

The University requests approval of Amendment #1 (\$51,100) to the agreement with Clapsaddle-Garber Associates for the **Institutional Roads 2001—Reconstruction of 31st Street** project for engineering services for the second phase of the roadway extension project.

Background and Analysis:

McCollum Science Hall Addition

Source of Funds: Capital Appropriations

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		May 2000	Approved
Architectural Agreement (BWBR Architects, St. Paul, MN)	\$ 1,290,000	July 2000	Approved
Program Statement		Oct. 2000	Approved
Schematic Design		Dec. 2000	Deferred
Project Description and Total Budget	16,900,000	Dec. 2000	Deferred
Revised Schematic Design		Feb. 2001	Requested
Project Description and Total Budget	16,900,000	Feb. 2001	Requested

During the presentation of the proposed schematic design for the McCollum Science Hall Addition at the December meeting, Board members expressed concern with the modern exterior design of the facility and its relationship to other campus buildings, particularly the older campus buildings to the north. Since that time, many of the Board members toured the site or attended a University presentation which has provided a view of the McCollum Science Hall location relative to all the surrounding campus buildings. To improve design continuity with the campus buildings located to the north of the site, the architect and University have revised the exterior and roof of the addition to provide a facility with more traditional building features that is also compatible with the existing McCollum Science Hall.

The original exterior design of the addition featured a glass curtain wall along the west perimeter of the building and a low-sloped roof consistent with the existing roof of the McCollum Science Hall. The curved west perimeter wall has been redesigned to include the use of smaller window areas and additional brick masonry, reflecting a more traditional building design. The University has indicated that the revised window design would provide the same amount of natural light into the interior office, corridor and laboratory areas that would have been provided with the glass curtain wall. Additional windows have also been incorporated into the design of the laboratory and lecture/classroom spaces located along the north and south walls of the facility to increase the amount of natural lighting into these areas.

The roof design was also modified to include a highly-sloped roofing system for the majority of the building perimeter, consistent with the roofs of Wright, Sabin and Seerley Halls to the north. These sloped areas will meet to form a lower-sloped roof area in the center, which is also consistent with the roof design of the neighboring buildings to the north. In addition, a lower-sloped roofing area will be maintained for the portion of the addition that will connect with McCollum Science Hall.

The University proposes to construct the highly-sloped roof of the addition with concrete tile similar in style and color to the clay tile roofs of the older buildings to the north. The University reports that the concrete tile is a newer roofing product which is more readily available and more cost effective than clay tile. The concrete tile roof would consist of two layers of roofing material (an underlayment and the tiles) which the University reports is very effective against water penetration and requires very little maintenance. The estimated life expectancy for the concrete tiles is 50 years. The University plans to have a sample of the proposed concrete tile roofing material available at the February Board meeting.

The features of the concrete tile are comparable to those of the clay tiles on the roofs of Wright, Sabin and Seerley Halls; the University reports that these roof areas have experienced useful lives of 70 to 80 years, with proper maintenance. The lower-sloped roof areas would be constructed of a single-ply rubber membrane consistent with the existing roof of McCollum Science Hall. The University has determined that the estimated performance and cost-effectiveness of the rubber membrane material would best meet the roofing requirements for the lower-sloped roofing areas of the addition.

The University reports that the addition can be constructed with the aforementioned exterior design modifications, including the revised roofing design and materials, within the existing construction budget.

The Schematic Design Report Supplement also illustrates a visual extension of the highly-sloped roof area for a better connection with McCollum Science Hall (illustrated on page 15). This would consist of construction of a false roof area which would extend from the roof of the addition to the point of the existing building. However, the University estimates the construction cost of the roof extension at approximately \$220,000, and therefore it is uncertain whether this could be completed within the project budget. The University proposes to bid this work as an alternate to the construction contract which would provide the option of completing the roofing extension if favorable bids are received.

The Schematic Design Report Supplement also illustrates a potential modification to the existing McCollum Science Hall to accommodate better the modified design of the addition. At the December Board meeting, the University spoke of the need to consider possible architectural modifications to the existing building to accommodate the possible re-design of the building addition. Accordingly, the University believes that construction of a fourth floor to McCollum Science Hall would provide a more cohesive fit for the proposed addition, and this scenario is illustrated on pages 12 and 13 of the Supplement.

The University reports that the cost estimates and program justification for construction of a fourth floor to McCollum Science Hall have yet to be developed, but this would be reviewed for the next update of the University's Five-Year Capital Request for the Science Building Renovations project. The Board's current Five-Year Capital Request (FY 2002 – FY 2006) includes a total of \$13 million in FY 2004 through FY 2006 for the Science Building Renovations project, which includes only renovation work for McCollum Science Hall, the Physics Building, and the greenhouse.

Building Interior

The interior design of the addition would remain essentially unchanged from the December schematic design and would include instructional, laboratory and office areas on all three levels with a similar layout on each floor. The following space summary is identical to that presented for the December schematic design.

	Feb. 2001 Revised <u>Schematic</u>	
Laboratory Space	27,454	nsf
Classroom Space	7,570	nsf
Office Space	<u>3,028</u>	nsf
Total Net Assignable Space	38,052	nsf
Total Non-Assignable Space	<u>26,591</u>	nsf
(Maintenance, Mechanical/Electrical, Restrooms, Circulation)		
Total Gross Square Feet	<u>64,643</u>	nsf
Net-to-Gross Ratio	59 percent	

Project Budget

Contracts/Purchase Orders	\$ 13,500,000
Consultant/Design Services	1,695,000
Furnishings and Equipment	945,500
Art Work	84,500
Contingency	<u>675,000</u>
TOTAL	<u>\$ 16,900,000</u>

The project budget would be funded from state appropriations.

The University plans to begin construction in the fall of 2001, with an estimated completion date of fall 2003.

Institutional Roads 2001—Reconstruction of 31st Street

Source of Funds: Institutional Roads

Project Summary

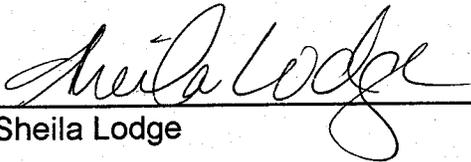
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 401,157	Sept. 2000	Approved
Engineering Agreement (Clapsaddle-Garber Associates)	51,100	Oct. 2000	Approved
Engineering Amendment #1	15,000	Feb. 2001	Requested

This project will reconstruct the area of 31st Street from Nebraska to Kansas Streets, and extend 31st Street west of Kansas Street and then north to connect with 27th Street near Warehouse #1. (A map showing the proposed project is included as Attachment A.) The roadway extension will improve access to the west campus, particularly the Native Roadside Vegetation Enhancement Center, which is currently under development.

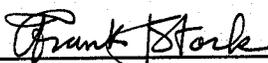
The University's original plan for the project included the paved westward extension of 31st Street in calendar year 2001, followed by the paved northward extension of the roadway in calendar year 2002. The University now wishes to undertake both the western and northern extensions as gravel, rather than paved, roadways which will allow both portions to be completed in calendar year 2001 within the existing project budget. The University's proposal has been approved by the Iowa Department of Transportation.

This modification to the project will require the additional design services for the northward extension of the roadway to be completed at this time. The University requests approval of Amendment #1 in the amount of \$15,000 to the engineering agreement with Clapsaddle-Garber Associates to provide the additional services.

Included in the University's capital register for Board ratification are five project budgets under \$250,000. These items are listed in the register prepared by the University and is included in the Regent Exhibit Book.



Sheila Lodge

Approved: 

Frank J. Stork