

Contact: Sheila Doyle

REGISTER OF UNIVERSITY OF NORTHERN IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Consider approval of revised project budgets for the **Gilchrist Hall Renovation/Restoration – Phase 2** project (\$6,450,101) and the **Russell Hall Renovation** project (\$10,360,000).

Executive Summary: The **Gilchrist Hall Renovation/Restoration** project is restoring Gilchrist Hall following the October 2005 fire damage to the building. Phase 1 consisted of asbestos abatement, which was completed prior to the initiation of the general renovation work in Phase 2.

The Phase 2 revised budget of \$6,450,101, an increase of \$728,496, would provide additional funds for the removal of mold resulting from the asbestos abatement process (which the insurance carrier determined to be part of the fire loss); the upgrade emergency power and cooling for the building; modification of the west building entrance; and development of an expanded emergency command center, consistent with the University's efforts for increased emergency preparedness. The budget increase would be funded by interest earned on insurance proceeds (\$260,000), savings transferred from the Phase 1 project (\$178,091), additional insurance proceeds (\$155,405), and institutional funds (\$135,000).

The **Russell Hall Renovation** project is renovating Russell Hall, home of the School of Music, and constructing a two-story addition to the facility. The project is upgrading the instructional and office spaces to meet various building codes, and provide additional rehearsal space to accommodate the School's programs.

The revised budget of \$10,360,000, an increase of \$560,000, would provide modifications/upgrades to the auditorium rigging and catwalks, and the building's electrical/lighting systems and elevator, and replace roof areas. The budget increase would be funded by the 2007 bonding authorization for deferred maintenance (\$270,000), additional Academic Building Revenue Bond proceeds (\$180,000), and additional private funds (\$110,000).

Details of Projects:

Gilchrist Hall Renovation/Restoration

<u>Project Summary</u>			
	<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
Phase 1 Revised Project Budget	1,355,909	May 2008	Not Required
<u>General Renovation (Phase 2)</u>			
Program Statement		Feb. 2007	Not Required
Schematic Design		March 2007	Approved
Project Description and Total Budget	5,721,605	March 2007	Approved
Construction Contract Award (Cardinal Construction, Waterloo, IA)	4,610,645	August 2007	Not Required
Phase 2 Revised Project Budget	6,450,101	May 2008	Requested

Russell Hall Renovation

<u>Project Summary</u>			
	<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	Received Report
Permission to Proceed		Aug. 2005	Approved
Architectural Selection (Sinclair Hille Architects, Des Moines, IA)		Nov. 2005	Approved
Program Statement		April 2006	Not Required
Final Review and Consideration of Capital Project Evaluation Criteria		May 2006	Received Report
Schematic Design		May 2006	Approved
Project Description and Budget	\$ 9,800,000	May 2006	Approved
Construction Contract Award (Larson Construction, Independence, IA)	7,434,800	Feb. 2007	Not Required
Revised Project Budget	10,360,000	May 2008	Requested