

Contact: John Nash

REGISTER OF UNIVERSITY OF NORTHERN IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Consider recommending to the Board approval of Schematic Design, Project Description and Budget for the **Noehren Hall Student Room Remodel – Phase 2** project with the understanding that approval is authorization to proceed with construction. The proposed project budget of \$14,500,000 would be funded by Resident System Funds.

- Noehren Hall is the UNI's largest residence hall, housing 704 students. Like Phase 1, a \$3.3 million remodel of Noehren's northern one-third approved by the Board in August 2018, Phase 2 would renovate the remaining two-thirds. Student rooms, corridors, student lounges and restrooms/showers would be renovated throughout all five stories of the 52-year-old facility and would be complete in Summer 2021.



University of Northern Iowa's Noehren Hall,
east entrance from courtyard

Executive Summary: Phase 2 would renovate the remaining 247 student rooms, 20 restrooms, 16 corridors, 10 lounges and five offices throughout Noehren Hall's south and east wings. The project would occur from Summer 2019 through Summer 2021 and would be the final major Noehren Hall renovation. The southern one-third of Noehren Hall would be remodeled from Summer 2019 to Summer 2020, while the middle one-third would be renovated from Summer 2020 to Summer 2021. Students would be assigned to other residence halls.

Smoke detectors would be added to student rooms for the first time and tied into the existing fire alarm system. The work would include gutting all restrooms, replacing wardrobe cabinets, upgrading Wi-Fi and electrical power, installing new doors and door hardware, switching old vinyl flooring with high-quality vinyl, and providing new finishes in the corridors and lounges.

To provide super single rooms, a few regular student rooms would be eliminated. The basement laundry would be converted into a community kitchen. New separate laundry facilities would be constructed on each floor.

Background:

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Jul. 2018	Not Required*
Design Professional Selection			
Invision Architecture - Waterloo		Aug. 2018	Not Required*
Design Professional Agreement (Phase 1)			
Schematic Design – Record Documents	\$264,219	Aug. 2018	Not Required*
Design Professional Amendment #1 (Phase 2)			
Schematic Design – Record Documents	pending	pending	Not Required*
Schematic Design (Phase 1)		Aug. 2018	Approved
Project Description and Budget (Phase 1)	\$3,323,000	Aug. 2018	Approved
Program Statement		Mar. 2019	Not Required*
Schematic Design (Phase 2)		Apr. 2019	Requested
Project Description and Budget (Phase 2)	\$14,500,000	Apr. 2019	Requested

* Approved by Executive Director, consistent with Board policy.

Budget

Construction	\$12,059,000
Planning, Design & Management	1,346,000
Furniture & Equipment	250,000
Contingency	845,000
Total Budget	\$14,500,000

Source of funds

Residence System Funds

Schedule

Construction:

southern one-third: Summer 2019 to Summer 2020

middle one-third: Summer 2020 to Summer 2021

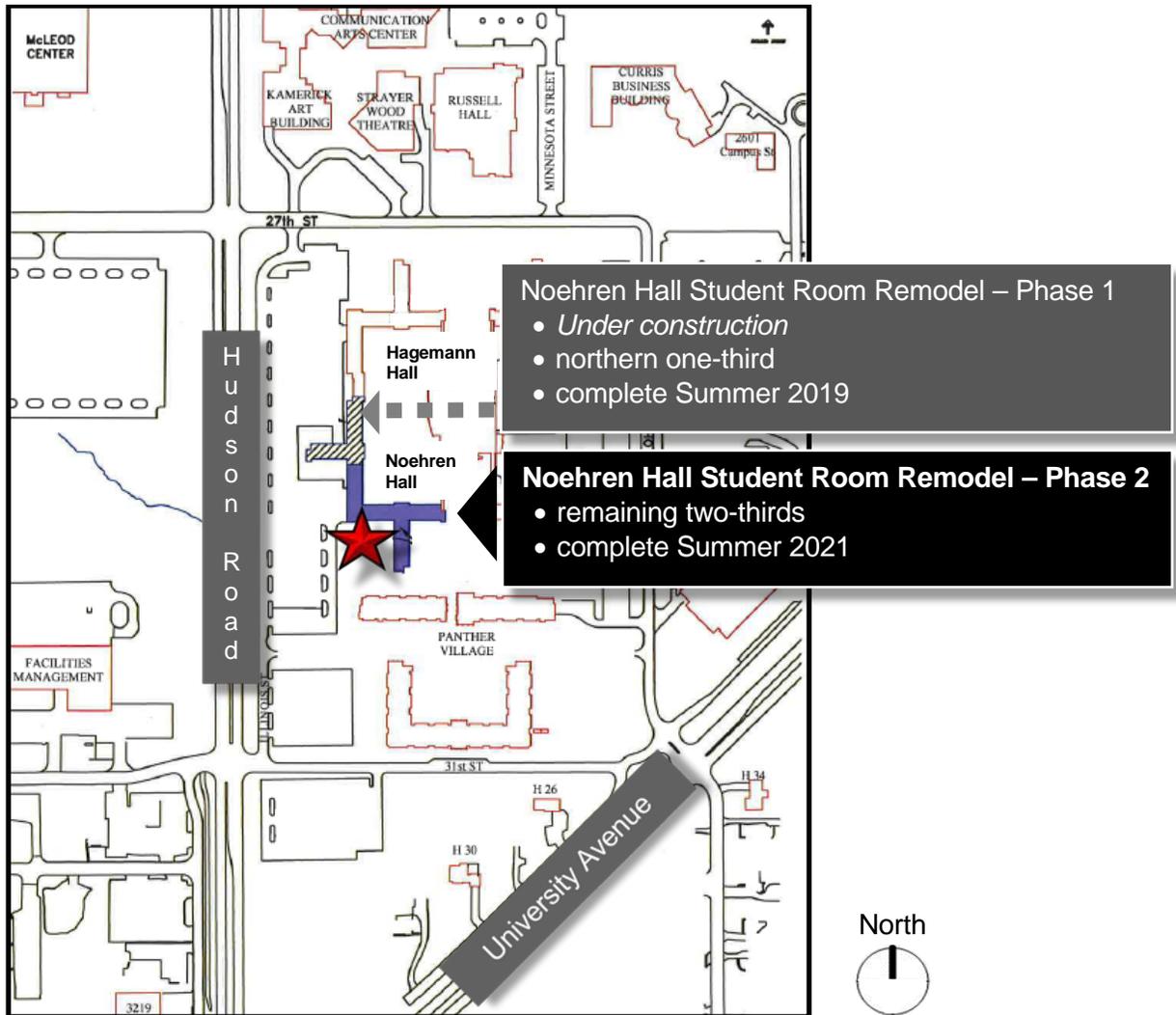
Project Program

Total Net Assignable Space	63,481
Total Gross Square Feet	90,776
Net-to-Gross ratio	70 percent

Located on the southwest side of campus in the “Quads,” it is home to students living in 14 houses primarily in double rooms with a roommate; however, super single rooms are available.

Noehren Hall has not been significantly remodeled since its construction in 1967. In recent years, students have had negative feedback on the general condition of student rooms. The sinks, cabinets, doors and hardware have been in use for 52 years and have surpassed their useful life. This project would enhance student living, learning environments and student retention.

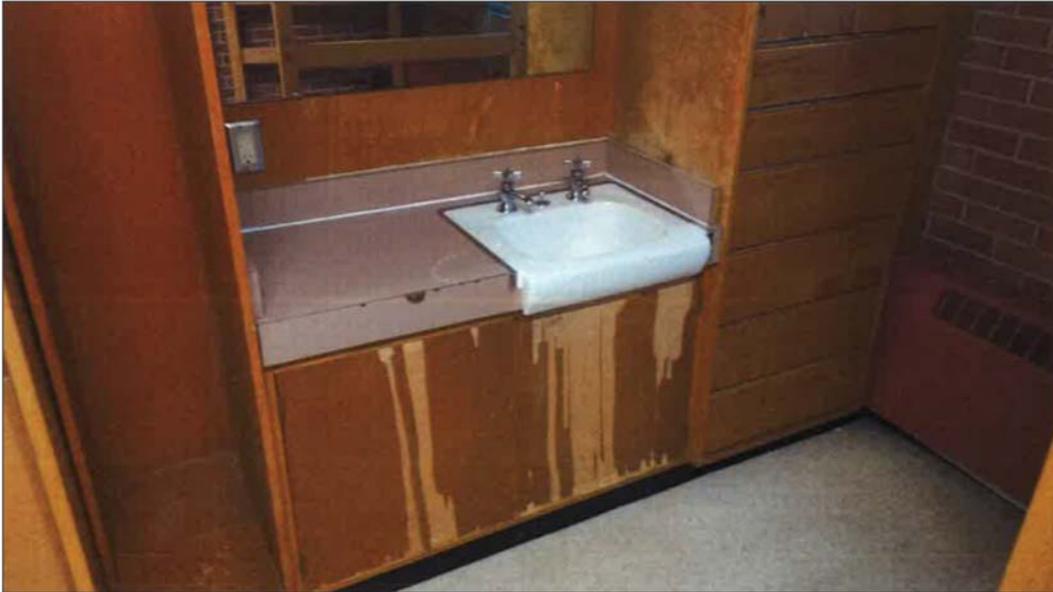
Project Location



University of Northern Iowa's southwest campus

Noehren Hall Student Room Remodel – Phase 2

Before

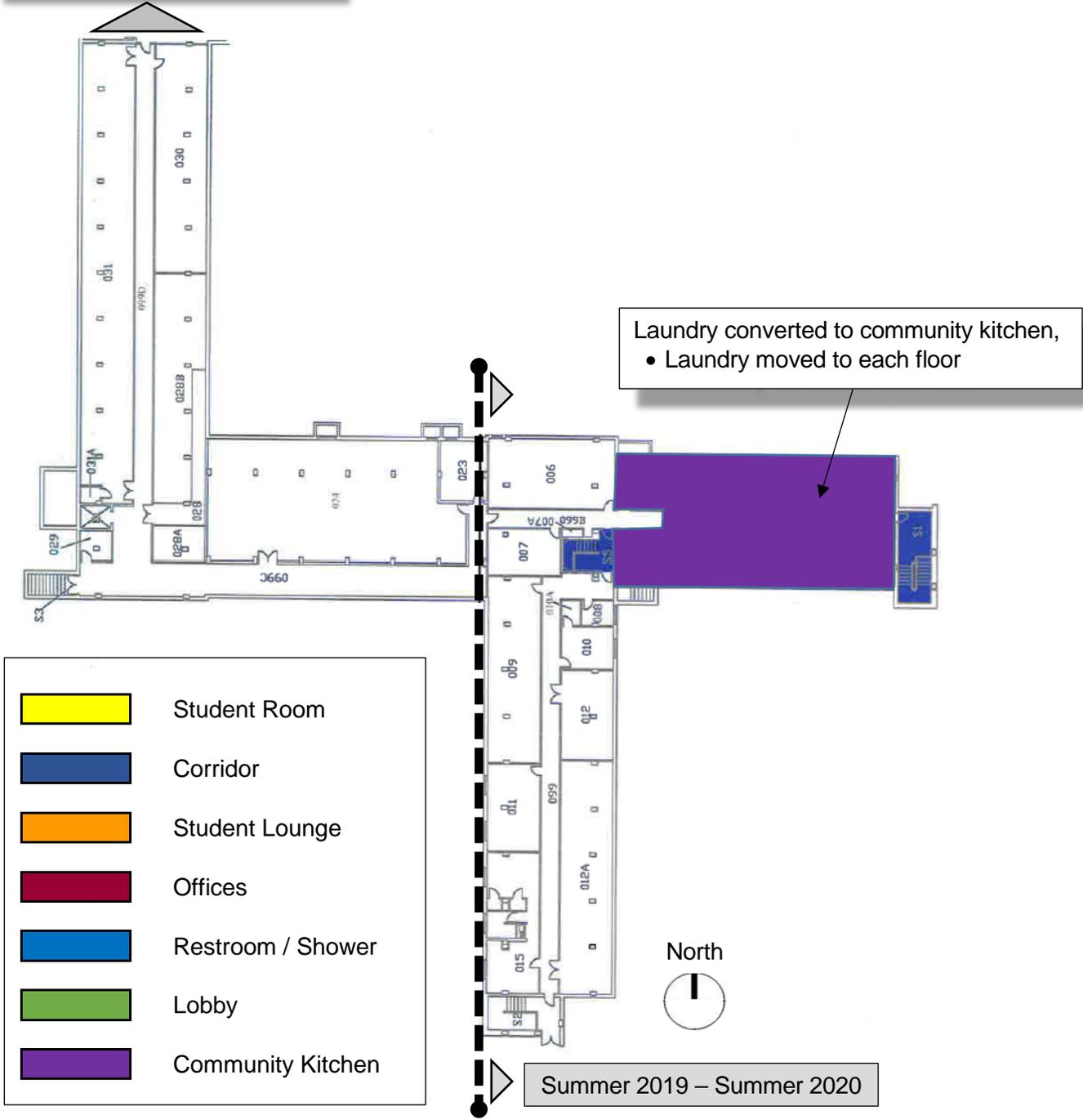


After



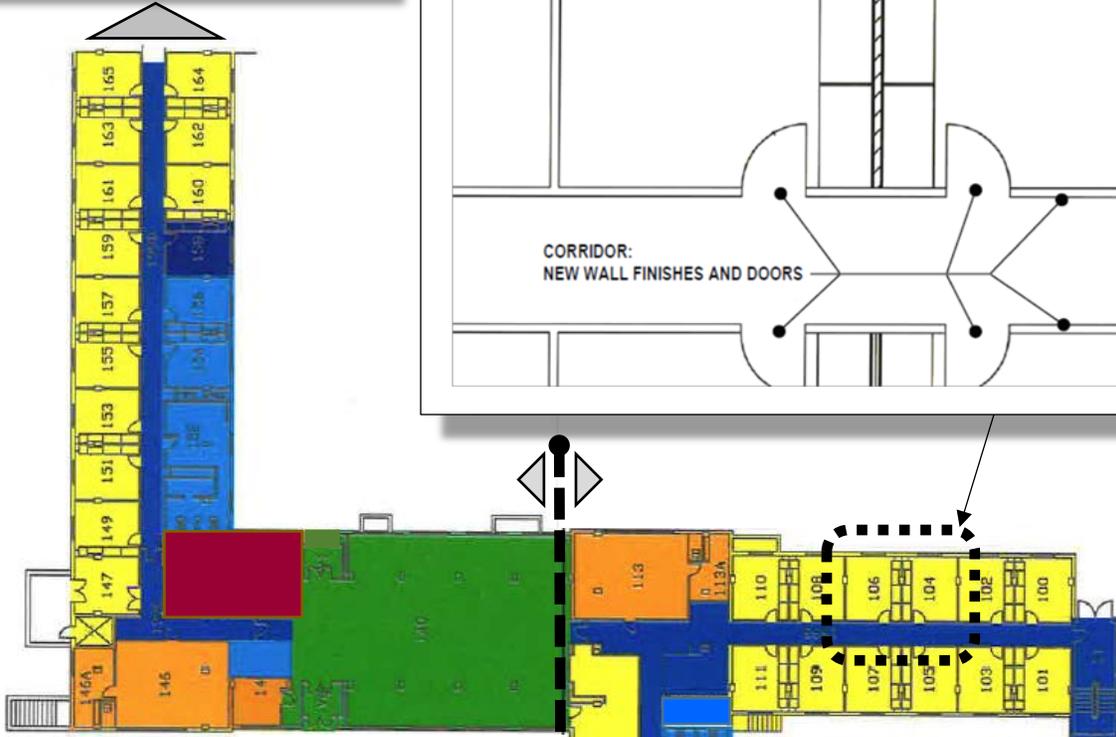
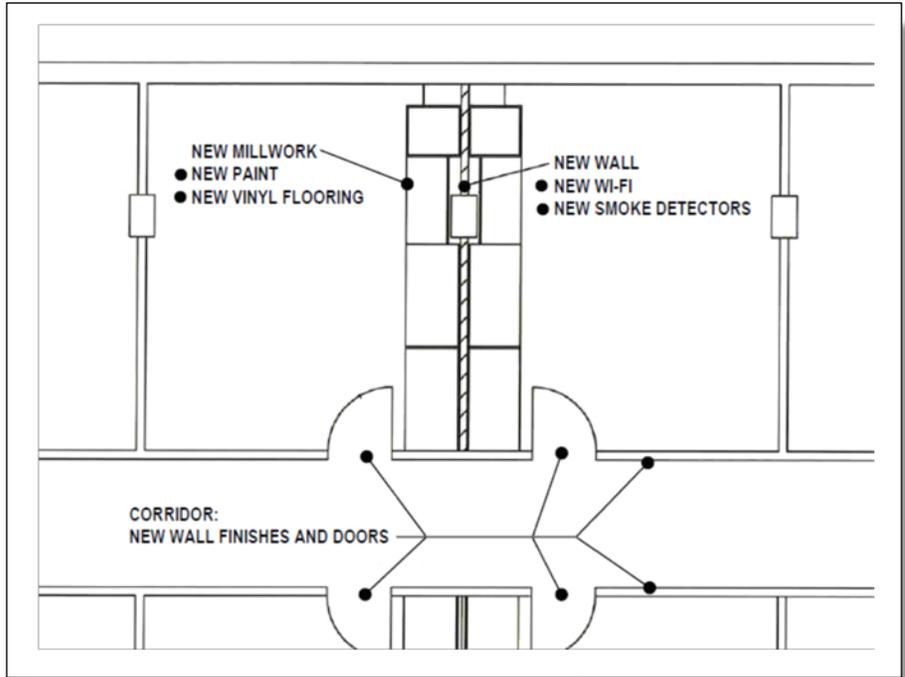
Basement Floor Plan

Separate project to the north:
 • Phase 1 (\$3.3 million)
 • remodel of the northern one-third
 • complete Summer 2019



Level One Floor Plan

Separate project to the north:
 • Phase 1 (\$3.3 million)
 • remodel of the northern one-third
 • complete Summer 2019



	Student Room
	Corridor
	Student Lounge
	Offices
	Restroom / Shower
	Lobby
	Community Kitchen



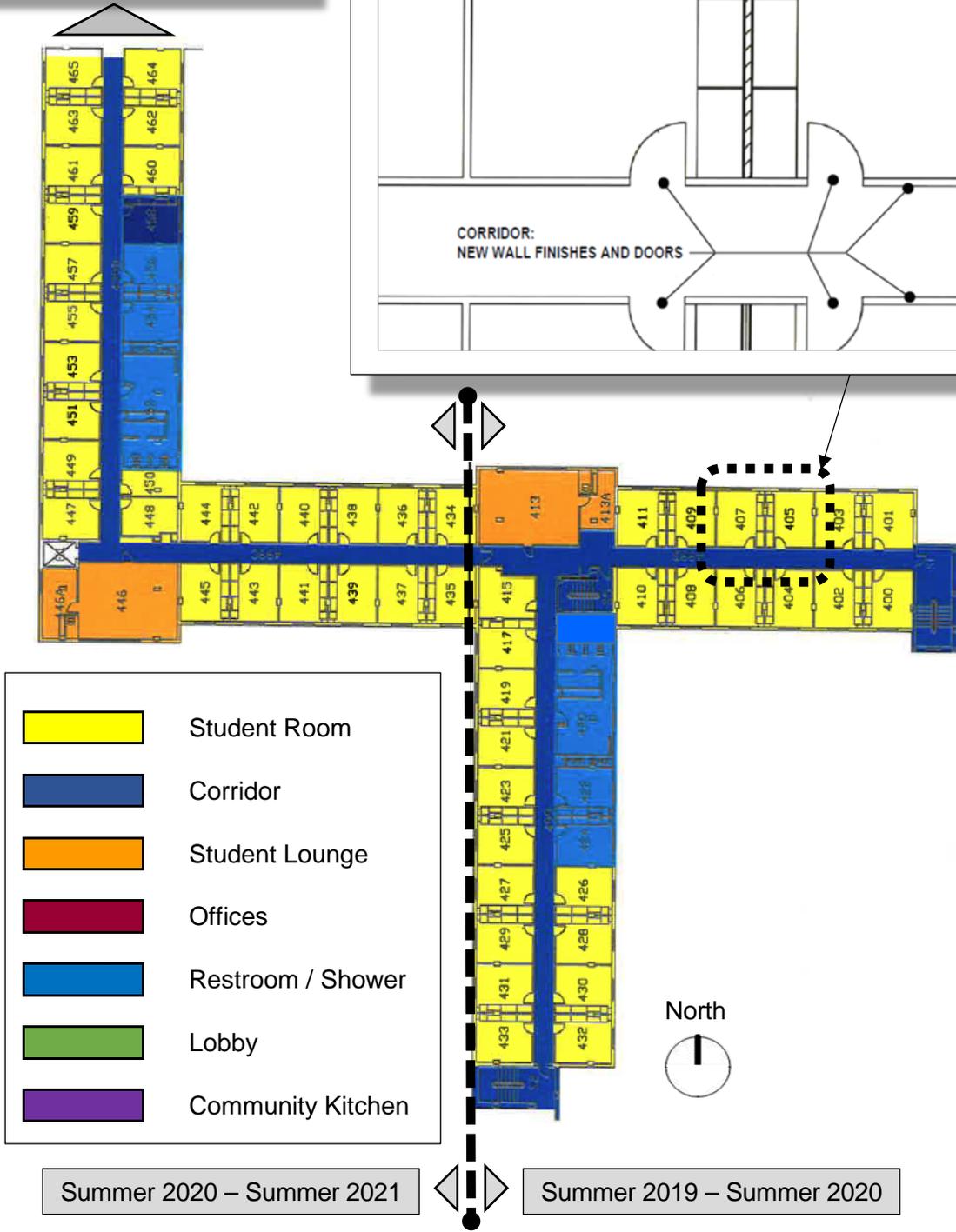
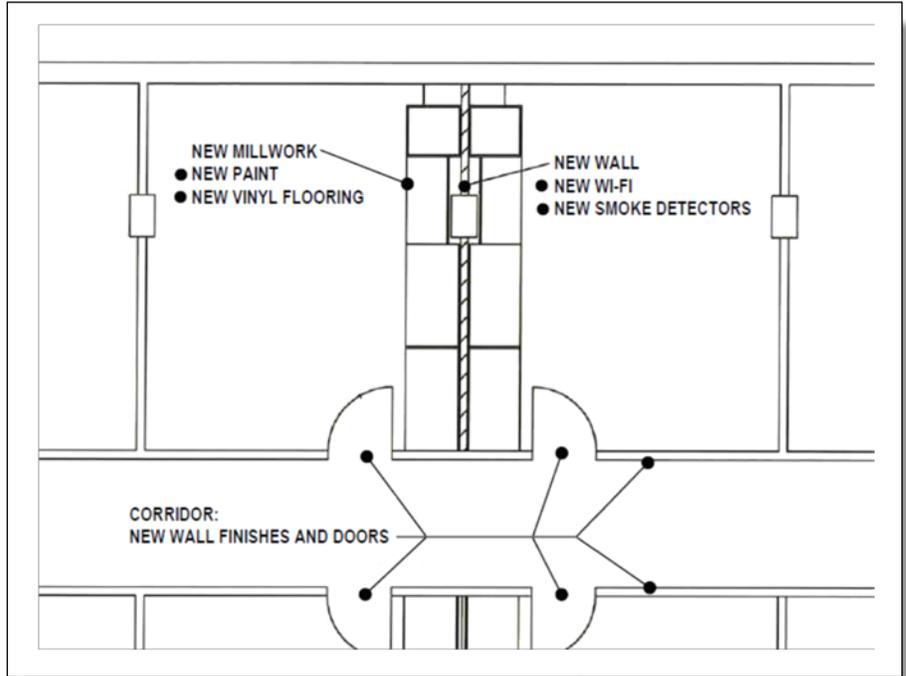
Summer 2020 – Summer 2021

Summer 2019 – Summer 2020

Level 2 – 5 Floor Plans

Separate project to the north:

- Phase 1 (\$3.3 million)
- remodel of the northern one-third
- complete Summer 2019



	Student Room
	Corridor
	Student Lounge
	Offices
	Restroom / Shower
	Lobby
	Community Kitchen

