

Contact: Sheila Doyle

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

Actions Requested: Consider recommending to the Board approval of the following actions for the **Russell Hall Renovation** 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; and
3. Approve the schematic design and project description and budget (\$9,800,000), with the understanding that this approval will constitute final Board approval and authorization to proceed with construction.

Executive Summary: The **Russell Hall Renovation** project would renovate Russell Hall, home of the School of Music, and construct a two-story addition to the facility. A map showing the location of Russell Hall is included as Attachment B. The project would upgrade the instructional and office spaces to meet various building codes, and provide additional rehearsal space to accommodate the School's programs. The schematic design booklet is included with the Board's materials.

The project budget of \$9.8 million would be funded by proceeds from the sale of Academic Building Revenue Bonds authorized by the 2004 General Assembly (\$7,800,000) and private funds (\$2,000,000).

Details of Project:

Russell Hall Renovation

Project Summary

	<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	Receive Report
Schematic Design		May 2006	Requested
Project Description and Budget	\$ 9,800,000	May 2006	Requested

On the lower level, the schematic design includes the development of two new classrooms, major renovation of practice rooms and support space, and minor renovation of existing faculty studios, piano practice room, and opera rehearsal classroom.

On the main floor, the addition (to be constructed at the south wall of the existing facility) would house a student lounge area near the west entrance to the addition; the lounge would feature the exterior mosaic currently located along the south façade of Russell Hall. The remainder of the addition would house two rehearsal classrooms, recording studio, library, graduate assistants' office, and other support spaces.

The upgrade of the existing main floor space would include the major renovation of the auditorium and east entry area, the development of dressing rooms, additional faculty studios, and other support areas, and minor renovation of existing classrooms, faculty studios, and office areas.

The upper floor of the addition would house a mechanical room, and a portion of this level would be open to the student lounge below. The upper floor of the existing building would house the upper level of the renovated auditorium, and existing faculty studios and storage space, which would receive minor renovation.

The exterior design and materials (primarily brick) would be consistent with the exterior features of the existing building.

The square footages in the schematic design reflect a slight increase from the approved building program; the building addition has increased by 1,148 net square feet to better accommodate the needs of the School of Music and to house mechanical equipment.

Detailed Building Program

	<u>Renovation</u>	<u>New Construction</u>	
Faculty Studios	13,432		
Classrooms/Practice Rooms	11,056		
Auditorium	9,719		
Administrative Suite	2,469		
Lounge/Reception/Dressing Rooms	1,217		
Student Lounge/Study Area	<u>600</u>	1,125	
Jazz Recording/Rehearsal Studio		1,880	
Mechanical Room/Kitchen/Break Room		1,698	
Chamber Rehearsal		1,590	
Jazz Library/Instrument Storage		1,406	
Graduate Assistants' Office		<u>212</u>	
Total Net Assignable Space	38,493	7,911	nsf
Anticipated Gross Square Feet	61,867	11,289	gsf
Anticipated Net-to-Gross Ratio	62 percent	70 percent	

The evaluation criteria for the project are included as Attachment A to this Agenda Item.

**Russell Hall Renovation
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.

Institutional Mission/Strategic Plan: The Russell Hall Renovation project supports UNI's Strategic Plan by providing additional space and enhanced classrooms, studios, rehearsal spaces, and offices for students, faculty, and staff. Russell Hall currently houses approximately twice the faculty, and three times the students, as it was designed for in 1962. The School of Music currently has an average of 270 major students, and provides liberal arts core classes to over 1,000 non-major students each year. This renovation and addition project will provide quality space for both faculty and students, and make the facility more efficient in space usage. This work will support UNI's Strategic Plan Goal 1, "Provide intellectually challenging and character-building experiences for undergraduate and graduate students in a personalized learning environment" by strengthening the UNI general education program and simultaneously increasing the understanding of and commitment to the role and value of liberal arts education as the foundation of a university education. Fundamental to Goal 2, "maintain a faculty distinguished by their creative and intellectually rigorous teaching and scholarship," is providing faculty with appropriate facilities to enhance their teaching, which this project will provide.

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."

The Russell Hall Renovation project will help to continue to attract the finest Iowa music students, as well as enhance student recruitment in general.

Other Alternatives Explored: The building is structurally sound and located on central campus. Demolition and reconstruction would be more costly, time-consuming and disruptive to the academic environment.

Impact on Other Facilities and Square Footage: The project will not result in the abandonment, transfer or demolition of existing facilities.

Financial Resources for Construction Project: This project received funding from SF2298 of the 80th Iowa General Assembly (\$7,800,000) and will be supplemented with private funds (\$2,000,000).

Financial Resources for Operations and Maintenance: The source of funds used to support the operations and maintenance of this academic facility will be the general education fund.

External Forces: Fundraising for this project has been very successful. The total fundraising goal of \$2.0 million will be achieved by the time construction begins. As of March 31, 2006, \$1.985 million has been raised with additional pledges being received.

