

Contact: Sheila Doyle

REGISTER OF UNIVERSITY OF NORTHERN IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Consider approval of:

1. Schematic design and project description and budget (\$11,800,000) for the **Sabin Hall Renovation** project, a major capital project as defined by Board policy.
 - a. Acknowledge receipt of the University's final submission of information to address the Board's capital project evaluation criteria (see Attachment A);
 - b. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
 - c. Approve the schematic design and project description and budget with the understanding that these approvals will constitute final Board approval and authorization to proceed with construction.
2. Revised project budgets for the **Parking Deck and Transit Facility** project (\$12,083,735) and the **Electrical Distribution Loop System/Load-Break Switches – Phase 1** project (\$3,303,000).

Executive Summary: The **Sabin Hall Renovation** project would update the instructional and office areas of Sabin Hall, which is major classroom facility that houses the College of Social and Behavioral Sciences. The building is located directly south of the Maucker Union (see Attachment B for map). The facility was constructed in 1912-1913 and was most recently renovated in 1969. The proposed renovation project, which includes the upgrade of classrooms, laboratories and offices and installation of new building infrastructure, is needed to accommodate modern instructional and research needs and meet current code requirements. The University believes the renovated facility would enhance the recruitment of students, particularly within the State of Iowa.

The project budget of \$11.8 million would be funded by the sale of Academic Building Revenue Bonds, as authorized during the 2007 legislative session.

The **Parking Deck and Transit Facility** project will construct a three-level parking deck, and enclosed transit facility, in the northern portion of campus. The parking deck would meet the need for additional campus parking and would be served by the Panther Shuttle campus bus route.

The revised project budget of \$12,083,735, an increase of \$3,623,735, reflects higher than estimated construction costs based on bids received on June 10, 2008 and provision of equipment requested by the Metropolitan Transit Authority (MET). The equipment with a total cost of \$581,000 includes mobile fare collection boxes and vehicle locator systems. The budget increase would be funded by the Federal Transit Administration (\$2,932,988), additional land value accepted by the FTA (\$44,000), the University's Rental Properties Account (\$210,000), MET Transit Funds (\$116,200), and Parking Operations Funds/Institutional Funds (\$320,547).

The **Electrical Distribution Loop System/Load-Break Switches – Phase 1** project is upgrading the aging and obsolete campus electrical distribution system to improve the safety and reliability of the system. The FY 2006 General Assembly appropriated \$3 million for this project.

The revised project budget of \$3,303,000, an increase of \$303,000, would incorporate the installation of communication duct banks with the electrical upgrades. The budget increase would be funded by Information Technology Services.

Details of Projects:

Sabin Hall Renovation

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Sept. 2007	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Sept. 2007	Received Report
Architectural Agreement (Brooks Borg Skiles, Des Moines, IA)	\$ 1,013,200	Jan. 2008	Not Required
Program Statement		May 2008	Not Required
Final Review and Consideration of Capital Project Evaluation Criteria		June 2008	Receive Report
Schematic Design		June 2008	Requested
Project Description and Budget	11,800,000	June 2008	Requested

The design booklet is included with the Board's meeting materials.

The ground and first levels would consist primarily of instructional areas. This would include a lecture hall, a total of 12 classrooms, a skills laboratory, and two computer laboratories. The second level would house three seminar rooms, and office areas for the Department of Social Work, the Women and Gender Studies Program, and the Integrated Services Project. The third level would house the office suite for the Dean of the College of Social and Behavioral Sciences, and office areas for the Department of Political Science and the Master's of Public Policy program.

In addition, the project would develop a central light court atrium feature through all levels of the building to bring natural lighting into the dark building interior. The project would also provide new east and west building entrances, updated north and south building entrances to improve accessibility code compliance, and tuckpointing of the existing masonry exterior.

The square footages in the schematic design reflect a 4.8 percent increase in total net square feet over the building program, as follows.

Detailed Building Program

	<u>Program</u>	<u>Schematic</u>	
<u>Learning Spaces</u>			
Classrooms (12)	8,210	8,250	
Lecture Hall	2,600	2,600	
Seminar-Style Classrooms (3)	1,560	1,695	
Computer Lab/Classrooms (2)	1,560	1,665	
Skills/Video Lab	<u>300</u>	<u>390</u>	14,600
Department of Social Work Offices	4,530	4,650	
Support Spaces	4,170	4,515	
College of Social and Behavioral Sciences	3,680	3,880	
Department of Political Science Offices	2,820	3,080	
Master's of Public Policy Program Offices	1,020	995	
Women's and Gender Studies Program Offices	<u>760</u>	<u>980</u>	
Total Net Assignable Space	31,210	32,700	nsf
Total Gross Square Feet	55,733	55,733	gsf
Anticipated Net-to-Gross Ratio (schematic) = 59 percent			

The University anticipates receiving construction bids in March 2009, with construction completion in June 2010.

Project Budget

Construction	\$ 8,684,000
Design, Inspection and Administration	1,641,000
Furniture and Equipment	826,000
Art Work	59,000
Contingency	<u>590,000</u>
TOTAL	<u>\$ 11,800,000</u>

Source of Funds: Academic Building Revenue Bonds

Parking Deck and Transit Facility

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Dec. 2006	Approved
Waiver of Board Policy and Architect/Engineer Selection (Substance Architecture, Des Moines, IA)		Dec. 2006	Approved
Permission to Become Grantee for FTA Funds		Dec. 2006	Approved
Use of Proposed Site as Local Match		Dec. 2006	Approved
Program Statement		April 2007	Not Required
Schematic Design		May 2007	Approved
Project Description and Total Budget	\$ 8,460,000	May 2007	Approved
Revised Project Budget	<u>12,083,735</u>	June 2008	Requested

Project Budget

	<u>Initial Budget May 2007</u>	<u>Revised Budget June 2008</u>
Construction	\$ 5,093,200	<u>\$ 7,956,131</u>
Land	1,592,000	<u>1,636,000</u>
Design, Inspection and Administration	1,300,000	<u>1,409,488</u>
Equipment	151,500	<u>732,500</u>
Art	42,300	<u>60,419</u>
Project Contingency	<u>281,000</u>	<u>289,197</u>
TOTAL	<u>\$ 8,460,000</u>	<u>\$ 12,083,735</u>
Source of Funds:		
Federal Transit Administration	\$ 6,734,000	<u>\$ 9,666,988</u>
University Funds		
Land Value	1,592,000	<u>1,636,000</u>
Rental Properties Account	111,000	<u>321,000</u>
In-Kind Services	23,000	<u>23,000</u>
Parking Operations / Institutional Funds	0	<u>320,547</u>
MET Transit Funds	0	<u>116,200</u>
TOTAL	<u>\$ 8,460,000</u>	<u>\$ 12,083,735</u>

Electrical Distribution Loop System Load-Break Switches – Phase 1

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Aug. 2006	Requested
Engineering Agreement (Howard R. Green Company, Cedar Rapids, IA)	\$ 231,000	Dec. 2006	Not Required
Project Description and Total Budget	3,000,000	April 2007	Approved
Revised Budget	3,303,000	June 2008	Requested

Project Budget

	<u>Initial Budget</u> <u>April 2007</u>	<u>Revised Budget</u> <u>June 2008</u>
Construction	\$ 2,465,000	\$ 2,768,000
Design, Inspection and Administration	410,000	410,000
Project Contingency	<u>125,000</u>	<u>125,000</u>
TOTAL	<u>\$ 3,000,000</u>	<u>\$ 3,303,000</u>
Source of Funds:		
State Vertical Infrastructure Funds	\$ 3,000,000	\$ 3,000,000
Information Network Reserves	<u>0</u>	<u>303,000</u>
TOTAL	<u>\$ 3,000,000</u>	<u>\$ 3,303,000</u>

Sabin 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: Sabin Hall houses the office of the College of Social and Behavioral Sciences and several departments in that college. It is a major University classroom facility which was last renovated in 1969. The renovation will provide modern updated classrooms and laboratories. This 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 Sabin Hall Renovation project will help us continue to attract the finest Iowa students, as well as enhance student recruitment in general.

Other Alternatives Explored: The building is located on central campus and is structurally sound. The building also has historical significance for the University. 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: Funding for this project has been authorized using Academic Building Revenue Bonds in the amount of \$11,800,000.

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: None to our knowledge.

SABIN HALL RENOVATION

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