

Contact: Joan Racki

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

**Action Requested:** Considering recommending to the Board approval of the following actions for the **Schindler Education Center 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 (\$34,900,000), with the understanding that approval will constitute final Board approval and authorization to proceed with construction.

**Executive Summary:** The University requests approval of the schematic design and project description and budget (\$34.9 million) for the **Schindler Education Center Renovation** project, which will renovate the building, consisting of two separate structures connected by a Commons link. Following the renovation, the facility will continue to house the College of Education with state-of-the art technology rich classrooms, as well as offices for faculty, staff, departments and centers. The project will reorganize major components of the facility to provide appropriate relationships and to promote collaboration, while addressing the significant way-finding issues of the existing facility. The renovation, which will be funded by state appropriations (\$30.9 million), institutional funds, gifts and/or grants (\$4.0 million), will correct approximately \$10 million in deferred maintenance. The schematic design booklet, which shows the location of the Schindler Education Center, is included with the Board's agenda materials.

**Details of Project:**

**Schindler Education Renovation**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Board of Regents FY 2015 Capital Request		Sept. 2013	Approved
Permission to Proceed with Project Planning		Aug. 2014	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Aug. 2014	Received Report
Consideration of Use of an Alternative Delivery Method		Aug. 2014	Approved
Authorization to Use Construction Manager at Risk		Nov. 2014	Not Required*
Design Professional Agreement (DLR Group, Inc.; Des Moines)	\$ 2,403,035	Jan. 2015	Not Required*
Program Statement		Mar. 2015	Not Required*
Construction Manager at Risk Agreement (M.A. Mortenson; Minneapolis)		Apr. 2015	Not Required*
Schematic Design		June 2015	Requested
Project Description and Budget	34,900,000	June 2015	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		June 2015	Receive Report

\*Approved by Executive Director, as delegated by Board and/or consistent with Board policy

---

Student support and service components will be located in a highly visible and accessible first floor location near a major new entry from the primary parking lot. The remainder of the floor will include the College of Education research and expertise centers; this co-location will enable the sharing of resources and interaction between centers. A new stair and large floor opening will connect Level 1 with the existing Level 2 commons and the east campus entry.

Level 2 will be focused on students, with the major central commons area, a re-planned and more visible Instructional Resources and Technology Center, and newly reconstructed classrooms that feature smaller scaled, flat-floored, technology rich learning environments that will align with preferred College of Education pedagogies, increasing College of Education utilization of these spaces. The centerpiece of this area will be a pair of DaVinci Classrooms, multi-purpose space that is ideal for interdisciplinary project work. These spaces will be designed for Science and Art instruction, supporting a major College of Education focus on STEM education.

Levels 3 and 4 will provide smaller-scale, flexible learning environments that respond to the College of Education's preferences for technology and pedagogy, along with student commons areas currently lacking on these floors. The renovation of levels 5 and 6 will be bid as alternates. If the alternates can be accepted within the budget, they will provide for reorganized departmental offices, along with shared resources such as meeting/seminar rooms and student commons areas.

The exterior of the building is predominately brick and will remain mainly unchanged. A new west entrance vestibule for Level 1 will be provided and will address grading and Americans with Disabilities Act (ADA) issues from the parking lot. An alternate for replacing a portion or all of the existing windows will be developed with the hope that the budget will support the work.

The following table summarizes the changes between the approved program and the schematic design:

<b><u>Function</u></b>	<b><u>Program Net Sq. Ft</u></b>	<b><u>Schematic Design Sq. Ft.</u></b>
Department of Teaching	5,420	6,095
Student Support and Services	1,020	1,036
Curriculum and Instruction	6,420	6,528
Educational Leadership & Postsecondary Education	1,930	2,001
Educational Psychology & Foundations	4,560	4,901
Special Education	2,840	2,768
Regents Center for Early Development	1,210	1,299
T2PAL	770	820
Reading Recovery Center of Iowa	550	600
Center for Educational Transformation	650	740
Jacobson Center for Comprehensive Literacy	1,070	811
Literacy Education Office	1,010	1,125
Northern Iowa Instructional Center	1,100	1,012
Research Center Shared	3,060	3,268
Instructional Resources and Technology Services	8,180	7,820
College of Education Learning Spaces	7,380	7,508
Academic Advising	1,380	1,220
Teacher Education Office	860	931
Support Spaces*	14,945	13,458
Dean's Suite	2,030	2,062
University Learning Spaces	18,354	19,354
ITS Network Services	<u>200</u>	<u>120</u>
<b>Total Net Square Feet</b>	<b>84,939</b>	<b>85,477</b>

\*Includes spaces to be bid as alternates on 5<sup>th</sup> and 6<sup>th</sup> floors

The changes between the program and schematic design are due to minor square footage adjustments as the space layouts have progressed to a more detailed level. There have also been reductions to the support spaces.

Project Budget

Construction	\$24,983,000
Planning, Design and Management	3,700,000
Furniture & Equipment	3,900,000
Artwork	174,500
Contingency	<u>2,142,500</u>
TOTAL	<u>\$34,900,000</u>
Source of Funds:	
State Appropriations	\$30,900,000
Institutional Funds, Gifts and/or Grants	<u>4,000,000</u>
TOTAL	<u>\$34,900,000</u>

The project will be bid in summer 2015 with substantial completion anticipated in FY 2017.

---

Schindler Education Center 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 Schindler Education Center Renovation project is a key element in the University of Northern Iowa's vision of being known for innovative education and preparing students for success in a rapidly changing, globally competitive and culturally diverse world. The project is directly related to UNI's Strategic Plan Goal 3, "Lead the state and nation in pre K-12 education," G3 Objective 1, "Focus educator-preparation programs on developing 21<sup>st</sup> century leader practitioners at all levels," and Objective G3.01.S3, "Re-examine and adapt educator-preparation programs, formal and non-formal, focusing on 21<sup>st</sup> century skills and knowledge and the use of technology."

This project is also consistent with UNI's Strategic Plan Goal 1, "Be a leading undergraduate public university that provides a strong liberal arts foundation," and Goal 2, "Provide rigorous and relevant graduate education that meets the needs of graduate students, the university and the community." Another of our goals is to create rigorous and relevant teaching scholarship and service. The redesign of the building will help us as we develop a comprehensive plan/roadmap for distance education, and alternative delivery at the local, state, national, and international level.

Other Alternatives Explored: Demolition and reconstruction would be more costly (\$300 per GSF vs. \$218 per GSF for renovation, a difference of \$82 per GSF or approximately \$12,300,000 assuming the same amount of GSF), 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: State Appropriations - \$30,900,000 (SF2349), Gifts, Institutional Funds, and/or Grants - \$4,000,000.

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 Justifying Approval: The facility has been an integral part of the university's teacher education program for over 40 years. However, the facility has not been improved to meet current standards or demands of the space. The proposed project will provide for a well-maintained, a healthy, safe and functional environment for students and staff.