

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 initial 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. Authorize permission to proceed with project planning, including the design professional selection process and consideration of the use of an alternative delivery method in lieu of the traditional design-bid-build process for the project.

Executive Summary: The University requests permission to proceed with project planning, including the design professional selection process and consideration of the use of an alternative delivery method in lieu of the traditional design-bid-build process for the **Schindler Education Center Renovation** project; the location of the Center is shown in Attachment B. The estimated project cost of \$32.9 million would be funded by state appropriations of \$30.9 million (2014 General Assembly) and gifts and/or grants of \$2 million.

Schindler Education Center, which was constructed in 1972, is an integral part of the University's teacher education program, with major classrooms and offices for the College of Education. Renovation is needed to accommodate current curriculum programs and teaching methods since the facility has not been improved to meet current standards or demands. The College hopes that all graduates of the College are technology savvy since more than 100 districts in the state are providing 1:1 technology devices for K-12 students. The renovated space (approximately 150,000 gross square feet) would also create classroom simulation spaces in which teacher candidates can model practice in learning environments similar to those found in K-12 settings. The 40 year old classrooms are not conducive to this type of instruction. Other interior modifications would be made to classroom and office areas to accommodate new instructional methods.

In addition to the programmatic changes to the building as summarized above, the building's electrical and mechanical systems would be updated and exterior repairs made. The University estimates more than \$8.9 million in deferred maintenance would be corrected through the renovation.

Details of Project:

Schindler Education Center 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	Requested
Initial Review and Consideration of Capital Project Evaluation Criteria		Aug. 2014	Receive Report
Consideration of Use of an Alternative Delivery Method		Aug. 2014	Requested

The Schindler Renovation project is a key element in the University’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 the University’s Strategic Plan Goal 3, “Lead the state and nation in pre K-12 education,” including objectives, “Focus educator-preparation programs on developing 21st century leader practitioners at all levels,” and “Re-examine and adapt educator-preparation programs, formal and non-formal, focusing on 21st century skills and knowledge and the use of technology.”

The Transparent, Inclusive, Efficiency Review (TIER) study, in recommendation FAC-01, identifies the Schindler Education Center project as an ideal candidate for alternative delivery. During the initial stages of the project planning, the University would examine the project requirements and determine whether use of an alternative delivery method would benefit the project. The determining factors would be:

- Maximizing collaboration during the design and construction phases between the design consultants and the construction teams to improve project outcomes.
- Identifying and resolving constructability issues with the proposed renovation that incorporate building user needs during construction. This will ensure that program disruptions are minimized during construction.
- Maximizing competition and the use of Iowa based contractors and subcontractors.
- Accelerating the delivery of the project to the greatest extent possible so as to maximize the value of the project delivered.

As the project progresses and the scope, schedule and phasing are defined fully, the University will confirm whether use of alternative delivery will provide the best benefit to the project. If this determination is made, the University will develop procedures for alternative delivery that are consistent with Iowa Code §262.34 and seek authorization from the Executive Director to proceed with the delivery system selected. The progress of the project will be reported and the advantages and disadvantages considered at the time the project description and budget is submitted for approval.

Schindler 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 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 21st century leader practitioners at all levels," and Objective G3.01.S3, "Re-examine and adapt educator-preparation programs, formal and non-formal, focusing on 21st 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: This project is not expected to result in the abandonment, transfer or demolition of existing facilities.

Financial Resources for Construction Project: State Appropriations - \$30,900,000 (SF2349) and Gifts and/or Grants - \$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 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.

SCHINDLER EDUCATION CENTER RENOVATION

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