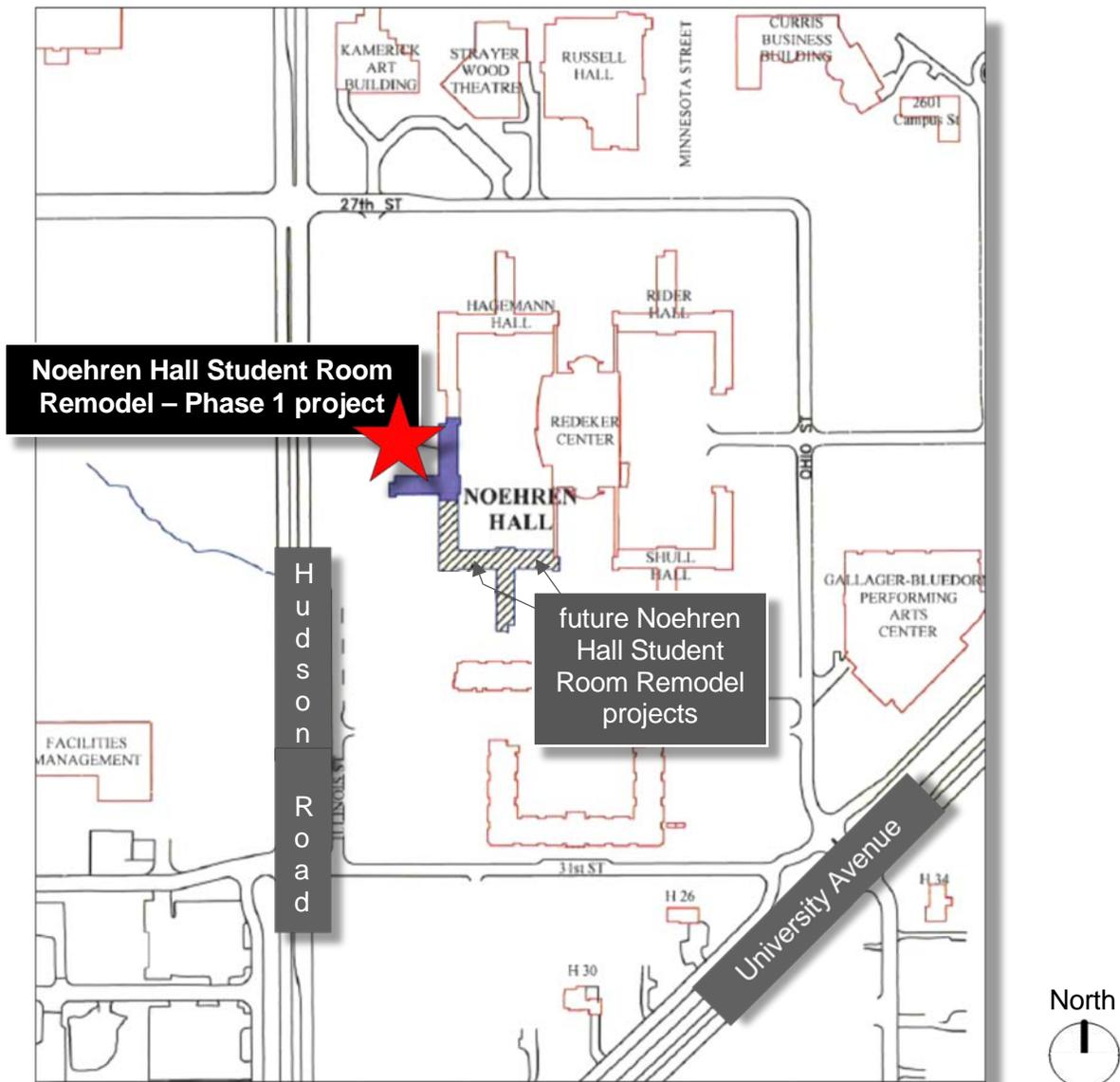


Contact: John Nash

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 (\$3,323,000) for the **Noehren Hall Student Room Remodel – Phase 1** project with the understanding that approval is authorization to proceed with construction.

Project Location



UNI's southwest campus

Executive Summary: This project would renovate 104 student rooms, five student lounges, and nine corridors throughout Noehren Hall’s north and west wings. While smoke detectors exist in the corridors and student lounges, new smoke detectors would be added to each student room and tied into the existing fire alarm system. A majority of the work includes replacing all in-room sinks and wardrobe cabinets, upgrading Wi-Fi and electrical power, installing new doors and door hardware, replacing old vinyl flooring for new high-quality vinyl flooring, and putting in new finishes in the corridors and lounges.

Background:

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Design Professional – Cost Estimate only (UNI Facilities Management)		Jun. 2018	Not Required*
Design Professional Agreement (pending)		Jul. 2018	Not Required*
Schematic Design		Aug. 2018	Requested
Project Description and Budget	\$3,323,000	Aug. 2018	Requested

* Approved by Executive Director, consistent with Board policy.

Noehren Hall houses 704 students. It has 14 female, male, and all-gender houses. Located on the southwest side of campus in the “Quads,” it is home to a mixture of students living primarily in double rooms with a roommate; however, super single rooms are available.

This is the first phase of a multi-phased interior renovation of Noehren Hall planned over the multiple years. This project would focus on the north and west wings only. In preparation of the future phases, Noehren Hall’s entire interior remodeling would be designed in this project. A separate remodeling of the restrooms in this area will be happening simultaneously.

To facilitate construction, the entire north and west wings would be closed for the 2018-2019 academic year. Students will be assigned to other residence halls.

Noehren Hall has not been significantly remodeled since it was built 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 over 50 years and have surpassed their useful life (see photo on next page). This remodeling project would enhance student living and learning environments and improve student retention.

Budget:

Construction	\$2,417,000
Planning, Design & Management	322,000
Equipment	250,000
Contingency	334,000
Total Budget	\$3,323,000

Source of funds:

Residence System Surplus Fund

Schedule:

Design Professional interviews and selection: June/July 2018

Construction: starts Fall 2018, ends Spring 2019

Noehren Hall Student Room Remodel – Phase 1

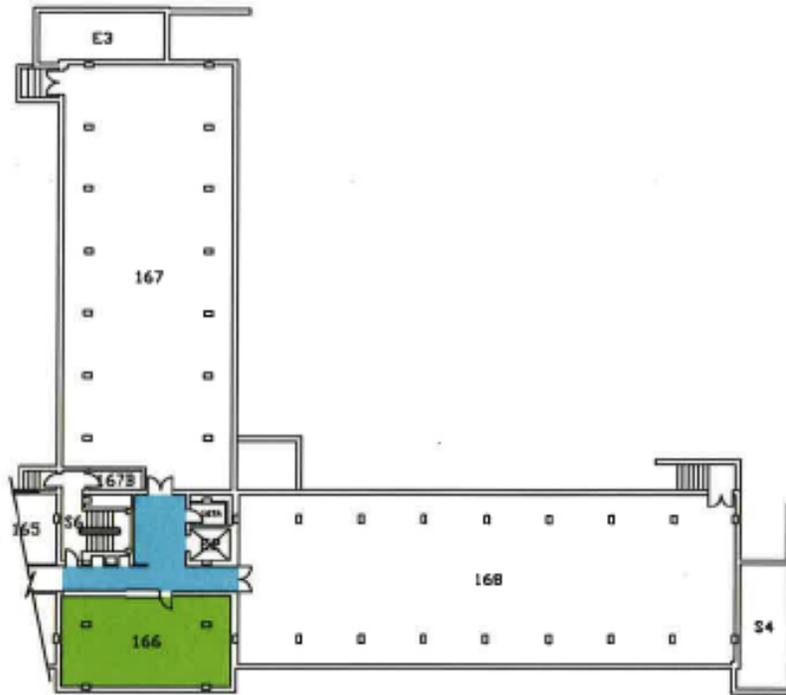
Before



After



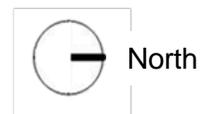
Noehren Hall Student Room Remodel – Phase 1



First Floor



Second Floor



Noehren Hall Student Room Remodel – Phase 1



Fifth Floor

Typical Student Room and Corridor Floor Plan

