

**MEMORANDUM**

**To:** Board of Regents  
**From:** Board Office  
**Subject:** Register of University of Northern Iowa Capital Improvement Business Transactions for Period of September 25, 2004, Through November 9, 2004  
**Date:** December 1, 2004

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**Recommended Action:**

Approve the selection of Baldwin White Architects, Des Moines, Iowa, in association with Flad and Associates, Madison, Wisconsin, to provide design services for the **Science Buildings Renovation—Phase 1** project, a major capital project as defined by Board policy adopted in June 2003 (see pages 2 and 3).

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**Executive Summary:**

Requested Approvals Selection of Baldwin White Architects, Des Moines, Iowa, in association with Flad and Associates, Madison, Wisconsin, for the **Science Buildings Renovation—Phase 1** project which would renovate the Physics Building and Greenhouse, and upgrade classroom and laboratory areas and mechanical/electrical systems in McCollum Science Hall, to provide modern instructional facilities for the University's science departments (see page 2).

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## **Background and Analysis:**

### **Science Buildings Renovation—Phase 1**

#### 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		June 2004	Received Report
Permission to Proceed		June 2004	Approved
Architectural Selection (Baldwin White Architects, Des Moines, IA, in association with Flad and Associates, Madison, WI)		Dec. 2004	Requested

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**Background** The Physics Building, Greenhouse, and McCollum Science Hall are located in the academic core of the University of Northern Iowa campus. (A map indicating the location of the buildings is included as Attachment A).

The Physics Building was constructed in 1906, the Greenhouse was constructed in two phases in 1938 and 1961, and McCollum Science Hall was constructed in 1968.

The three facilities, which have received no significant upgrades since their construction, are in need of renovation to accommodate the current and future needs of the University's science programs, which play a major role in the education of science teachers in the State.

A 1999 study of the science departments' long-term space needs recommended a renovation of the Physics Building for the Physics Department, renovation of the central campus greenhouse at its current location, and renovations and additions to McCollum Science Hall. (An addition to McCollum Science Hall was recently completed.)

**Project Scope** The project would provide complete renovations of the Physics Building and Greenhouse; work would include interior improvements, installation of new mechanical and electrical systems, and exterior repairs.

The project would also upgrade classroom and laboratory space in portions of McCollum Science Hall, and upgrade the building mechanical and electrical systems.

The renovation project, which is consistent with the master plan for the science programs, would provide modern instructional facilities for the University's science departments, allowing the University to continue to attract Iowa's finest science and science education students.

Anticipated  
Cost/Funding

The project will be funded with proceeds from the sale of Academic Building Revenue Bonds enacted by legislation during the 2004 session.

The calendar year 2005 bond issuance schedule, approved by the Board in August 2004, includes the sale of bonds for the project in September 2005.

Design Services

Expressions of interest to provide design services for the project were received from 19 firms. Five design consultant firms/teams were selected for interviews with an institutional Architectural Selection Committee, in accordance with Board procedures for projects of \$1 million or more.

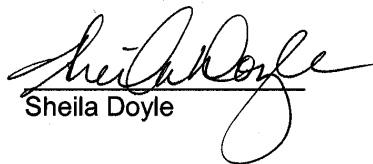
Due to the specialized laboratory requirements of the project, two of the teams interviewed consisted of Iowa firms which partnered with consulting firms with expertise in laboratory design.

Based on the Committee's recommendation, the University requests approval of the selection of Baldwin White Architects, Des Moines, Iowa, in association with Flad and Associates, Madison, Wisconsin, (laboratory specialty consultants), to provide design services for the project.

- The selection was made based on the strength of the design team, its experience with similar projects, and Baldwin White's successful design work on other Regent university projects.
- In addition, Flad and Associates possesses the necessary expertise for the specialized laboratory requirements of the project.

Subject to Board approval of the architectural selection, the negotiated agreement would be forwarded to the Board Office for Executive Director approval in accordance with the capital project thresholds approved by the Board in November 2004.

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Sheila Doyle

Approved:   
Gregory S. Nichols

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