

A PRESENTATION OF THE SCHEMATIC DESIGN FOR THE INNOVATIVE TEACHING AND TECHNOLOGY CENTER (EAST GYM RENOVATION) PROJECT WILL TAKE PLACE AT THE MAY MEETING

G.D. 17c

MEMORANDUM

To: Board of Regents
From: Board Office
Subject: Register of University of Northern Iowa Capital Improvement Business Transactions for Period of March 19, 2003, Through April 25, 2003
Date: May 12, 2003

Recommended Actions:

Approve the Register of Capital Improvement Business Transactions for the University of Northern Iowa.

Executive Summary:

Requested
Approvals

Schematic design for the **Innovative Teaching and Technology Center (East Gym Renovation)** project would convert the East Gym to a modern instructional facility with classroom and laboratory areas to meet the University's need for additional academic space (see page 2).

- A booklet outlining the schematic design is included with the Board's docket materials.

Architectural agreement with Novak Design Group, Cedar Rapids, Iowa (\$140,500) for the **Integrated Student Services Center—Phase 1 (Gilchrist Hall)** project, which would renovate space in Gilchrist Hall to consolidate in one location the various academic, administrative, and financial services for students, and encapsulate the asbestos fireproofing not previously encapsulated in the building (see page 8).

Change Order #9 (\$214,071) to the construction contract with Larson Construction to upgrade the existing Maucker Union mechanical systems for the **Maucker Union—Center for Multicultural Education Renovation/Expansion** project (see page 9).

Change Orders #19 and #20 (totaling \$520,692) for replacement of the McCollum Science Hall elevator and completion of the greenhouse tunnel connection for the **McCollum Science Hall Addition** project (see page 10).

Background and Analysis:

Innovative Teaching and Technology Center (East Gym Renovation)

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		March 2002	Approved
Architectural Selection (Herbert Lewis Kruse Blunck, Des Moines, IA)		July 2002	Approved
Negotiated Design Agreement—Schematic Through Construction Phase Design Services (Herbert Lewis Kruse Blunck, Des Moines, IA)	\$ 1,388,920	Sept. 2002	Approved
Program Statement		Jan. 2003	Approved
Schematic Design		May 2003	Requested

Background

The University will be undertaking a project to convert the East Gym, the former Women's Gymnasium, to an academic building with state-of-the-art classrooms and educational technology support for existing University programs.

The building is located in the academic core directly north of the Library and northwest of the Maucker Union. (A map indicating the location of the facility is included as Attachment A.)

- The facility was built in 1904 with a swimming pool addition constructed in 1938.
- The four-floor building (81,000 gross square feet) houses two gymnasiums, a swimming pool, a few small office/classroom areas, and a small fitness area.
- The East Gym was chosen for conversion to an academic building based on its size and its central campus location, and because it is structurally sound.

The renovation project would construct classrooms, computer and other laboratories, offices and support spaces to provide students, faculty and staff with technologically current approaches for learning and teaching, along with up-to-date classrooms.

- All classroom areas would be available for general University use.

The renovated facility would house the following:

- Educational Technologies, which provides technical assistance for the University's instructional programs;
- Center for Academic Achievement, which provides supportive services to enhance student academic achievement and persistence toward graduation;
- Academic Advising Center;
- Center for Enhancement of Teaching, which offers programs, activities and resources to University faculty for improved teaching methods and instructional programs;
- Digital Technology Program, which prepares students for employment positions in computer networking;
- Geography Department;
- Anthropology Department; and
- Computer Consulting Center, a division of Information Technology Services, which would expand its existing services in the new facility.

The University had considered the restoration of the existing pool area; however, this area would be renovated as part of this project to provide additional space to house the programs identified for the building.

The project would also provide mechanical/electrical, fire safety, accessibility and exterior upgrades.

Funding The 2002 General Assembly appropriated \$18,100,000 for the project.

Additional Information The University plans to bid the project in November 2003; construction completion is anticipated in June 2005.

Schematic
Design

The following are highlights of the **interior design**:

Ground (First) Floor

- The majority of the ground floor east wing would house office, laboratory and instructional areas for the Center for Academic Achievement and the Academic Advising Center.
- The Educational Technologies editing studios would be located in the north end of this wing, with other Educational Technology support functions scattered throughout this level.
- In the west wing, the existing pool would be removed and new usable space would be constructed.
 - This space would house a Geography classroom and a Digital Technology classroom, the Computer Consulting Center, and an additional instructional area for the Center for Academic Achievement.
- Restroom areas would be centrally located between the two wings of the building.

Second Floor

- The majority of the second floor east wing would house production, office and training areas for Educational Technologies, and office areas for the Center for Enhancement of Teaching.
- Two student study/seminar rooms would be located at the north end, and restroom areas would be located at the north and south ends of the wing.
- A second floor would be created in the west wing (the existing pool area).
 - This area would house an additional instructional area for Educational Technologies and Center for Enhancement of Teaching functions, and student study areas and seminar rooms.

Third Floor

- This level would consist of the east wing only and would house laboratory, office and instructional areas for the Department of Geography.
- Two student study/seminar rooms would be located at the north end, and restroom areas would be located at the north and south ends of the wing.

Fourth Floor

- A new level would be constructed to create a fourth floor in the east wing (the existing gymnasium area).
 - The majority of the northern half of this level would house laboratory, classroom and office areas for the Department of Anthropology; the southern half would house the Digital Technology classroom, office and laboratory areas.
 - Two student study/seminar rooms would be located at the north end, and restroom areas would be located at the north and south ends of the wing.

Circulation

- A new stairway and elevator would be centrally located between the two wings to provide access to all levels of each wing.
- A fully accessible main building entrance would be created at the east side of the building.
- Additional entrances and stairways would be located at the north and south ends of each wing.

Restrooms

The facility would provide a total of 40 female toilet fixtures, 18 female lavatories, six male toilet fixtures, ten urinals, and ten male lavatories.

The following are highlights of the **exterior design**:

- A clear glass tower would be constructed between the two wings to house the new stairway and elevator.
- All of the exterior brick masonry and stone surfaces would be repaired or replaced as required, and all windows would be replaced with modern insulating windows consistent with the character of the existing windows.

Roof Areas

- The low-sloped roof areas of the west wing (the existing pool area), and the north and south ends of the east wing, would be replaced with a rubber membrane material.
 - The rubber membrane material was selected for its durability and life expectancy (approximately 20 years).
- The clay tile material on the sloped roof of the east wing would be removed, repaired or replaced (as required), and reinstalled; any necessary repairs underneath the clay tile would also be completed.
 - The existing clay tile roof was installed in 1984 and is in good condition.
 - The University reports that repair and reinstallation of the existing roofing material is the most cost-effective method for maintaining a clay tile roof for the building.

Square Footage
Table

The following table compares the square footages in the schematic design with the square footages in the building program approved by the Board in January 2003.

Detailed Building Program

	<u>Building Program</u>	<u>Schematic Design</u>	
Educational Technologies	12,921	13,143	nsf
Center for Academic Achievement	4,600	4,641	nsf
Academic Advising Center	4,375	2,804	nsf
Center for Enhancement of Teaching	1,110	519	nsf
Digital Technology	8,624	7,002	nsf
Department of Geography	9,471	9,843	nsf
Department of Anthropology	3,615	3,120	nsf
Computer Consulting Center	1,544	1,620	nsf
Shared/Common Areas	<u>1,520</u>	<u>3,760</u>	nsf
Total Net Assignable Space	47,780	46,452	nsf
Total Gross Square Feet		73,354	gsf
Net-to-Gross Ratio (Schematic) = 63 percent			

The shared/common areas have increased by 2,240 net square feet in the schematic design.

- The University has indicated that development of general student meeting and study areas has become a higher priority for the project; in addition, these areas can be easily developed in smaller spaces throughout the building.

The University reports that the corresponding reduction in space for other programmed areas would still provide sufficient space for these functions.

Integrated Student Services Center—Phase 1 (Gilchrist Hall)

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		April 2003	Approved
Architectural Selection (Novak Design Group, Cedar Rapids, IA)		April 2003	Approved
Negotiated Architectural Agreement (Novak Design Group, Cedar Rapids, IA)	\$ 140,500	May 2003	Requested

Background	<p>The University wishes to renovate space on the first and second floors of Gilchrist Hall to provide an Integrated Student Services Center.</p> <p>The project would integrate the academic, administrative, and financial services for easier access by students; these services are currently located in Gilchrist and Bartlett Halls.</p> <ul style="list-style-type: none"> The University wishes to consolidate these functions in one location to provide more efficient and user-friendly services for students. <p>The University also wishes to encapsulate the asbestos fireproofing not previously encapsulated in the building.</p>
Project Scope	<p>The project would renovate space, reconfigure office areas, modify or replace the heating, ventilating and air conditioning systems, install new ceilings and lighting, and encapsulate the asbestos fireproofing.</p> <ul style="list-style-type: none"> The asbestos encapsulation work would require the replacement of some additional ceilings and walls.
Anticipated Cost/ Funding (Phase 1)	<p>\$1.4 million to be funded by proceeds of refunding bonds which could not be used to refund outstanding bonds. Authorization to expend the proceeds, subject to approval of the issuing agency's authority (Board of Regents) is included in SF 458, which has been passed by the General Assembly but not yet acted upon by the Governor.</p>
Design Services	<p>The negotiated agreement with Novak Design Group would provide full design services for a fee of \$140,500, including reimbursables.</p>

Maucker Union—Center for Multicultural Education Renovation/Expansion

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		May 2000	Approved
Architectural Agreement (InVision Architecture)	\$ 888,000.00	Oct. 2000	Approved
Program Statement		June 2001	Approved
Schematic Design		July 2001	Approved
Project Description and Total Budget	13,000,000.00	July 2001	Approved
Architectural Amendments (InVision Architecture)			
Amendment #1	123,208.00	Nov. 2001	Approved
Amendment #2	67,700.00	July 2002	Approved
Construction Contract Award (Larson Construction)	9,390,900.00	May 2002	Ratified
Construction Change Orders (Larson Construction)			
Change Order #1	24,340.13		Not Required*
Change Order #2	179,028.71	Oct. 2002	Approved
Change Order #3	178,377.42	Nov. 2002	Approved
Change Orders #4 - #8	86,121.04		Not Required*
Construction Change Order #9 (Larson Construction)	214,071.00	May 2003	Requested

* Approved by the University in accordance with Board procedures.

Background This project would construct multiple additions to the Maucker Union and renovate existing space to expand the existing food service and retail areas, and relocate the Center for Multicultural Education and the office of International Services to the facility.

The project would also provide accessibility improvements to the facility, upgrade the mechanical and electrical systems, and construct a pedestrian corridor link from the east addition of the Union to Lang Hall, located northeast of the Union.

Construction Change Order Change Order #9 (\$214,071) would upgrade the existing mechanical systems in the Maucker Union, which are approximately 35 years old.

- The additional work would replace the outdated and inefficient components of the mechanical systems to improve comfort levels and reduce energy usage.
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McCollum Science Hall Addition

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		May 2000	Approved
Architectural Agreement (BWBR Architects, St. Paul, MN)	\$ 1,290,000	July 2000	Approved
Program Statement		Oct. 2000	Approved
Schematic Design		Dec. 2000	Deferred
Project Description and Total Budget	16,900,000	Dec. 2000	Deferred
Revised Schematic Design		Feb. 2001	Approved
Project Description and Total Budget	16,900,000	Feb. 2001	Approved
Construction Contract Award (Cardinal Construction)	11,025,400	Nov. 2001	Ratified
Architectural Amendments (BWBR Architects, St. Paul, MN)			
Architectural Amendment #1	20,000	March 2001	Not Required*
Architectural Amendment #2	98,800	July 2001	Approved
Architectural Amendment #3	25,000	Sept. 2001	Approved
Architectural Amendment #4	28,500	Jan. 2002	Approved
Architectural Amendment #5	16,000	April 2002	Approved
Architectural Amendment #6	56,414	Nov. 2002	Approved
Construction Change Orders (Cardinal Construction)			
Construction Change Order #1	3,503		Not Required*
Construction Change Order #2	110,983	April 2002	Approved
Construction Change Orders #3 - #4	61,786		Not Required*
Construction Change Order #5	81,498	Oct. 2002	Approved
Construction Change Orders #6 - #8	110,048		Not Required*
Construction Change Orders #9 - #10	251,691	Jan. 2003	Approved
Construction Change Orders #11 - #17	208,316		Not Required*
Construction Change Order #18	68,397	April 2003	Not Required**
Construction Change Order #19	141,666	May 2003	Requested
Construction Change Order #20 (Cardinal Construction)	379,026	May 2003	Requested

* Approved by University in accordance with Board procedures.

** Approved by Executive Director in accordance with Board procedures.

Background This project would construct an addition to McCollum Science Hall to provide needed laboratory, classroom, research and office space for the science departments, particularly the Department of Biology.

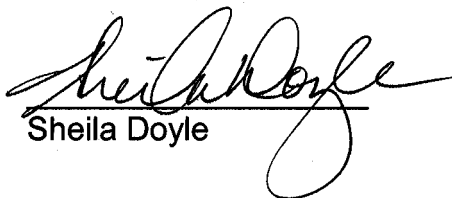
Construction Change Orders Change Order #19 (\$141,666) would replace the elevator in the McCollum Science Hall to serve the existing building and the addition.

- The existing elevator was installed in 1968 and does not meet current building and accessibility codes.

Change Order #20 (\$379,026) would complete construction of the tunnel connection from the building addition to the existing greenhouse.

- The original project scope only included construction of a portion of the tunnel; the remainder was planned for construction in a future project.
- Completion of the tunnel at this time would minimize future site disruption in a congested central campus area.

Also presented for Board ratification is one project budget under \$250,000 and the acceptance of one completed construction contract. The register prepared by the University is included in the Regent Exhibit Book.


Sheila Doyle

Approved: 
Gregory S. Nichols



SCALE: NONE

EAST GYM AND POOL

