

MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Register of University of Northern Iowa Capital Improvement Business Transactions for Period of August 17, 2000 through September 20, 2000

Date: October 9, 2000

Recommended Action:

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

Executive Summary:

The University of Northern Iowa requests approval of the program statement for the **McCullum Science Hall Addition** project, which will construct an addition to the facility of approximately 70,000 gross square feet to provide needed laboratory, classroom, research and office space for the science departments, particularly the Department of Biology. The project will be funded from state appropriations; the 2000 General Assembly appropriated and the Governor approved \$16.9 million for the project for FY 2001 – FY 2003.

The University requests approval of the following architect/engineer agreements:

- With InVision Architecture (\$888,000) for the **Maucker Union—Center for Multicultural Education Renovation/Expansion** project which will construct new space and renovate existing areas of the Union to allow relocation of the Center for Multicultural Education and the office of International Services to the facility, and the expansion of some existing Union functions;
- With Clapsaddle-Garber Associates (\$51,100) for the **Institutional Roads 2001—Reconstruction of 31st Street** project which will reconstruct and extend portions of 31st Street in the southwest area of campus.

Background and Analysis:

McCollum Science Hall Addition

Source of Funds: Capital Appropriations

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	Requested

This project will address the demand for additional space for the University's science programs in response to student enrollment growth, particularly in the biology major program, and the increase in general education classes in the science area. The project will provide modern classroom and laboratory facilities to enhance the University's programs and provide for more efficient and functional education and research environments.

The addition, which will total approximately 42,000 net square feet (70,000 gross square feet), will provide instructional and research laboratories, classrooms and lecture halls, and office areas for the Departments of Biology and Chemistry.

The Department of Biology functions will have approximately 30,000 net square feet, including approximately 22,000 net square feet of laboratory space. The instructional laboratories, which will total approximately 12,200 net square feet of space, will include five laboratory areas (each will accommodate 16 to 32 students) specifically designated for instruction in physiology, anatomy, microbiology, molecular biology and cell biology, as well as general use teaching laboratories and a computer imaging laboratory. The University estimates that an additional 3,800 net square feet of space will be developed into research laboratories. The remainder of the laboratory space (approximately 6,000 net square feet) will consist of support functions for both the teaching and research laboratories.

The classroom areas for the Department of Biology will total approximately 3,000 net square feet and will include a lecture hall for 75 students and a classroom area for 45 students. Approximately 5,000 net square feet of space will be developed into office areas.

The Department of Chemistry functions will be housed in approximately 12,000 net square feet. Included within this space will be approximately 8,700 net square feet of laboratory space. Instructional laboratories, which will total approximately 6,700 net square feet, will include two laboratories for general chemistry instruction (to accommodate approximately 30 students each), one laboratory for inorganic chemistry instruction (to accommodate 12 students), and a fourth general use teaching laboratory. The University estimates that approximately 1,400 net square feet will be developed into research laboratories. The remainder of the laboratory space (approximately 600 net square feet) will consist of support functions for both the teaching and research laboratories.

The classroom areas for the Department of Chemistry will total approximately 2,100 net square feet and will include a lecture room for 70 students and a classroom area for 45 students. The office areas will total approximately 1,200 net square feet of space.

The project will also provide informal faculty and student interaction areas within the instructional spaces for both the Department of Biology and Chemistry.

The following is the space summary for the McCollum Science Hall Addition:

<u>Department of Biology</u>		
Laboratory Space		
Instructional Laboratories	12,200	
Research Laboratories	3,800	
Laboratory Support Areas	<u>6,000</u>	
Total Laboratory Space		22,000
Classroom Areas		3,000
Office Space		<u>5,000</u>
Biology Total		30,000 nsf
<u>Department of Chemistry</u>		
Laboratory Space		
Instructional Laboratories	6,700	
Research Laboratories	1,400	
Laboratory Support Areas	<u>600</u>	
Total Laboratory Space		8,700
Classroom Areas		2,100
Office Space		<u>1,200</u>
Chemistry Total		12,000 nsf
Total Net Assignable Space		42,000 nsf
Total Non-Assignable Space		<u>28,000</u>
(Maintenance, Mechanical/Electrical, Restrooms, Circulation)		
Total Gross Square Feet		<u>70,000</u> gsf
Net-to-Gross Ratio		60 percent

The University will return to the Board for approval of the schematic design for the addition. The University plans to begin construction in the fall of 2001, with an estimated completion date of fall 2003.

Maucker Union—Center for Multicultural Education Renovation/Expansion
Proposed Source of Funds: Maucker Union Revenue Bonds and Surplus Funds,
and Residence System Improvement Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		May 2000	Approved
Architectural Agreement (InVision Architecture)	\$ 888,000	Oct. 2000	Requested

This project will construct multiple additions to the Maucker Union and renovate existing space to house the Center for Multicultural Education and the office of International Services; provide additional meeting, office and support space; and provide expanded food service and retail areas. (The retail services will consist of basic school supplies and small scale packaged food offerings for the University community.) The project will also provide accessibility improvements to the facility and upgrade the mechanical and electrical systems. The total estimated project cost is approximately \$13 million.

The University requests approval to enter into an agreement with InVision Architecture to provide design services for the project. The University received expressions of interest from 11 design firms; four of the firms were selected for interviews with the University's Architectural Selection Committee in accordance with Board procedures for projects of \$1 million or more. Based on the interviews and review of the qualifications of the firms, the University recommends the selection of InVision Architecture of Waterloo, Iowa, to provide design services for the project. The firm has demonstrated considerable experience with similar projects and will consult with Ricca Planning, a national student union and food service consultant. In addition, InVision Architecture is very familiar with the Maucker Union; the firm has provided design services for smaller remodeling projects in the facility and for utility connections between Maucker Union and Lang Hall (as project architect for the Lang Hall Renovation project).

The agreement provides for a fee of \$888,000, including reimbursables.

Institutional Roads 2001—Reconstruction of 31st Street
Source of Funds: Institutional Roads

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 401,157	Sept. 2000	Approved
Engineering Agreement (Clapsaddle-Garber Associates)	51,100	Oct. 2000	Requested

This project will reconstruct the area of 31st Street from Nebraska to Kansas Streets, and extend 31st Street approximately 1,000 feet west of Kansas Street. The roadway extension will improve access to the west campus, particularly the Native Roadside Vegetation Enhancement Center, which is currently under development.

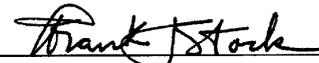
The University requests approval to enter into an agreement with Clapsaddle-Garber Associates to provide engineering services for the project. The University's recommendation is based on the firm's performance on similar work on campus. In addition, the firm expressed great interest in providing the design services for the project and completed a very thorough investigation of the work prior to submitting its design proposal.

The agreement will provide design, construction coordination and periodic construction observation at a fee of \$51,100, including reimbursables.

Included in the University's capital register for Board ratification is one construction contract awarded by the Executive Director, the acceptance of four completed construction contracts, and four final reports. These items are listed in the register prepared by the University and are included in the Regent Exhibit Book.


Sheila Lodge

Approved:


Frank J. Stork