

**A PRESENTATION OF THE SCHEMATIC DESIGN FOR THE MAUCKER UNION/CENTER FOR MULTICULTURAL EDUCATION RENOVATION/ EXPANSION PROJECT WILL TAKE PLACE AT THE JULY MEETING**

UNI B-1

**MEMORANDUM**

**To:** Board of Regents

**From:** Board Office

**Subject:** Register of University of Northern Iowa Capital Improvement Business Transactions for Period of May 17, 2001 to June 20, 2001

**Date:** July 6, 2001

**Recommended Action:**

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

**Executive Summary:**

The University requests approval of the schematic design and project description and budget (\$13,000,000) for the **Maucker Union—Center for Multicultural Education Renovation/Expansion** project which would construct new space (approximately 35,000 gross square feet) and renovate existing areas (approximately 19,000 gross square feet) of the Union. The project would provide 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 be financed by a future revenue bond issue.

Representatives of the University and the project architects, InVision Architecture, will present the schematic design at the Board meeting. Booklets outlining the schematic design are included with the Board's docket materials.

The University requests approval of Amendment #2 (\$98,800) to the architectural agreement with BWBR Architects for the **McCullum Science Hall Addition** project. The amendment would provide compensation for a number of additional design services which were provided by the architects in the early design phase of the project.

**Background and Analysis:**

Maucker Union—Center for Multicultural Education Renovation/Expansion  
Proposed Source of Funds: Maucker Union Revenue Bonds

<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	Oct. 2000	Approved
Program Statement		June 2001	Approved
Schematic Design		July 2001	Requested
Project Description and Total Budget	13,000,000	July 2001	Requested

Maucker Union was built in 1969, with an addition completed in 1990. The 81,967 gross square foot building with three levels (lower level, main dining level, and plaza level) is a major gathering space for on-campus and off-campus students, faculty, and staff. Only minor renovations have been completed since the facility opened.

This project would 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.) Currently the Center for Multicultural Education and the office of International Services are housed in inadequate facilities on the periphery of campus. Relocating these programs to central campus will increase their visibility and will enhance the environment for collaboration and integration of programs and resources. The project will also provide accessibility improvements to the facility and upgrade the mechanical and electrical systems.

Exterior

The project would construct three additions to the Union. The largest would consist of a two-story addition of approximately 30,960 gross square feet on the east side of the building at the main and plaza levels. A new entrance would be located at the northeast corner of the plaza level.

Two smaller additions would be constructed along the south side and at the northwest corner of the Union. The southern addition, which would provide 2,200 gross square feet on the main dining level, would house a campus store with storage space. A new southeast entrance totaling 490 gross square feet would also be constructed at this location. This entrance would provide stairway and elevator access from the building exterior to the main dining level.

The northwest addition, which would consist of 1,350 gross square feet, would be developed to improve the function of the existing entrance area at this location and to provide an additional accessible entrance. This addition would also include an elevator and stairway to provide an enclosed interior connection between the lower and main levels. An open, curved wall identifying this entrance to the Union would be constructed at the site.

The exterior design and materials for the building additions were developed with consideration of the strong geometric forms and symmetry of the Union. However, the east addition also reflects the exterior design of nearby historic academic buildings (specifically, Lang Hall to the northeast and Seerley Hall to the southeast) with the use of a strong base at the ground level, similar window forms and proportions, and columns. Exterior materials would include brick and concrete masonry consistent with the existing exterior finish of the Union. Stone would be used for the exterior entry wall of the east addition.

The roof areas of the additions would consist of a low-sloped design and a rubber membrane material consistent with the roof of the north meeting area of the building. The estimated life expectancy of the roofs is approximately 20 years.

## Interior

### Plaza Level

The 19,640 square foot plaza level of the east addition would house the offices of the Center for Multicultural Education, International Services, Student Activities, Student Organizations, and the Northern Iowa Student Government. As illustrated on page 10 of the design booklet, the Center for Multicultural Education would be housed in the northern half of the addition, and the remaining functions would be located in the southern half. These areas have been designed to provide open, connecting spaces which are inviting to students and also to provide opportunities for collaboration and communication among students, faculty and staff. An elevator and two stairways to the main level below, and exit doors to the outdoor plaza area, would be located along the west wall of the addition.

The following is the square footage for the various functions to be housed on the plaza level:

Center for Multicultural Education	5,110
International Services	1,950
Student Activities	1,950
Student Organizations	1,360
Northern Iowa Student Government	560
Shared Conference Area (Meeting Room)	620
Building Support (Lounge, Restrooms)	<u>8,090</u>
 TOTAL	 19,640 gsf

### Main Dining Level

The 11,320 square foot main level of the east addition would provide expansion space for the Union food service operations and the Union offices, and space to house the mechanical/electrical functions for the addition. As illustrated on page 12 of the design booklet, the food service outlets would expand along the western area of the addition adjacent to the existing food service areas. The existing space along the east wall would be renovated to accommodate the expansion of the food service operations as the east addition is constructed. Food service support functions (storage, refrigerator/freezer, receiving, loading dock) would be located to the east of the food service outlets in the new addition. The food service and Union offices would expand into the southern area of the east addition, and existing space adjacent to this area would be renovated for the office areas. The mechanical/electrical area would be located in the northeast area of the addition.

The main dining level of the east addition would also support construction of a pedestrian tunnel connection to Lang Hall from the northeast corner; the University plans to bid this work as an alternate to the construction contract.

The campus store in the south addition would extend into existing adjacent space on the main dining level which would be renovated to accommodate the store. The renovation work would also include enlarging the existing Student Information Center located in this area. The campus store would be accessible from the main dining level and by an exterior doorway during limited hours.

The Coffee House, which is centrally located on the main level and serves as the main student gathering area and eating space, would be renovated to update the finishes and provide greater flexibility in the use of the space. A coffee bar, which would provide students and faculty with “grab and go” coffee, sandwiches and pastries, would be developed in existing space to the west of the Coffee House.

A total of 14,180 square feet of space would be renovated on the main dining level. Work would include construction of elevator and stairway connections to the plaza level along the east wall.

The following is the square footage for the various functions to be housed in the new and renovated space on the main dining level:

	<u>New Construction</u>	<u>Renovation</u>	<u>Total</u>
<u>Food Service Operations</u>			
Food Service Outlets	2,460	3,540	6,000
Coffeehouse	0	7,370	7,370
Support Space	760	0	760
Coffee Bar	0	340	340
Office Areas	<u>826</u>	<u>340</u>	<u>1,166</u>
Total Food Service Areas	4,046	11,590	15,636
Union Offices	1,244	340	1,584
Building Support (Mechanical/Electrical)	<u>6,030</u>	<u>970</u>	<u>7,000</u>
Total	11,320	12,900	24,220
Campus Store	2,200	1,280	3,480
Northwest/Southeast Entrances	<u>1,840</u>	<u>0</u>	<u>1,840</u>
Total Main Dining Level	15,360	14,180	29,540 gsf

Lower Level

The work on the lower level would only consist of renovation. The project would reconfigure the existing office areas of the Northern Iowa Student Government, which would relocate to the plaza level of the east addition, to provide new meeting rooms and storage areas.

The following is the square footage for the functions to be housed on the lower level:

Meeting Rooms	2,760
Building Support	<u>2,160</u>
TOTAL	4,920 gsf

### Restrooms

The project would provide new restroom areas on each level, as follows:

Plaza Level	New restrooms in east addition near main entrance
Main Level	Renovation of existing restroom and office areas to provide new restrooms near south addition
Lower Level	Renovation of existing space to provide restrooms adjacent to new meeting areas

This would include the construction of restrooms on the plaza level of the east addition; the restrooms would be located along the north wall near the main entrance. On the main level, this would include the renovation of existing restroom and office areas along the south wall to provide new restrooms adjacent to the south addition. On the lower level, this would include the renovation of existing space in the southeast corner to provide restrooms adjacent to the two meeting areas to be developed in this area.

The restroom improvements would result in three new female restroom areas with a total of 24 toilet fixtures and 12 lavatories, and three new male restroom areas with a total of nine toilet fixtures, seven urinals and nine lavatories. After completion of the project there would be six female restrooms with 34 toilet fixtures and 19 lavatories, and six male restrooms with 16 toilet fixtures, 15 urinals, and 15 lavatories.

### Project Budget

Contracts/Purchase Orders	\$ 9,250,000
Consultant/Design Services	1,355,000
Furnishings and Equipment	1,530,000
Art Work	65,000
Contingency	<u>800,000</u>
TOTAL	<u>\$ 13,000,000</u>

McCullum 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	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
Architectural Amendment #1	20,000	March 2001	Not Required*
Architectural Amendment #2	98,800	July 2001	Requested

\* Approved by University in accordance with Board procedures.

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. Amendment #2 to the agreement with BWBR Architects would provide compensation for the additional mechanical engineering services necessary to integrate the cooling system of the existing facility with the addition (\$61,300); telecommunications design services which originally were to be provided by the University (\$29,500); master planning services for the existing greenhouse to coordinate its connection with McCollum Science Hall (\$4,500); and additional engineering services to expand the exterior plaza (\$3,500).

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Included in the University's capital register for Board ratification is a revised project budget under \$250,000 the ratification of one construction contract award, and eight final reports. These items are listed in the register prepared by the University, which is included in the Regent Exhibit Book.

  
Sheila Lodge

Approved:   
Frank J. Stork