Lawther Pre-Submittal Meeting
Lawther Hall 118B
May 11, 2015

Phil Simpson kicked off the meeting by notifying the group that the renovation should bring out the best in the building, and eliminate the worst. Glenn Gray followed up with a handout and information about Lawther Hall.

- Lawther is the oldest residence hall on campus.
  - It has about 50% deferred maintenance.
- Lawther needs to meet student’s needs.
  - ADA accessibility
  - Elevator
  - Air conditioning
  - Fire suppression
  - A reconfiguration of rooms into suite style
- UNI needs to keep sophomores and juniors living on campus.
  - May help with the construction of private and semiprivate bathrooms
- Lawther Hall is currently an all-female hall. The renovation will turn it into a co-ed facility.
- UNI is not bonding out for this project, so finances are important.
  - $15-17 million range for construction
  - $19-20 million range total
  - The students are paying for this project
- Modernize the entire building
  - Maintain traditional feel of Lawther
    - There is historic value to the building
- Lawther is in a prime location on campus.
- Still want to keep a sense of community after the remodel into suite style housing.
- Need wireless connectivity at all times.
- The women have previously mentioned that boys smell, and they want to keep the same ambiance as they had when it was an all-female hall.
- The ventilation in the building will need to be improved, and any duct work added needs to maintain historic character of the building.

There are currently 432 beds in Lawther Hall, and the top floor is not used due to fire code. Controlling costs for this project is very important. ADA and energy savings are also important – the goal for the project is to get Lawther a LEED Silver rating.

Design, bid, build process.
- The building will not be used in the fall.
- Early demolition package - the interior of the building will be demolished, and consultants are welcome to take a look after the demolition.
- The building will be used in the summer for conferencing when renovated.
  - Air conditioning will help with increasing the number of conferences
  - Private baths will be helpful as well
UNI is losing summer business due to lack of sufficient air conditioned and private bath spaces.
- Summer business keeps costs down for students during the school year
- Lawther is a premiere location on campus
  - Ample parking across the street
  - Catering in the commons
- Residence life, updated maintenance, and conferencing priorities.
- Bulk of renovation is inside the building, and very little on outside restoration.
  - No project manager has been assigned yet
- The project will be done by August of 2017

Schindler Education Center Renovation
- Central chilling plant will be located in SEC which is being renovated

Design timeline from consultants would benefit UNI
- Submittals
  - Specific list in information packet
    - Follow the list in order
  - There are 8 people on the selection committee
    - All of the submittals will be reviewed together
  - Referred information in submittals – give page numbers
  - First ability to see info is critical
  - The project needs the right fit for a complete team
  - Mechanical, electric, telecom consultants are selected separately

Questions were presented and answered
- No Board of Regents presentation is needed, but a booklet must be submitted to them of programming and schematic design.
- Demo starting in fall of 2015 – systems can be seen starting in November.
- Very little inventory will be reused.
- Consultant would be responsible for interior design package. Carol Christopher, the university's interior designer, would manage the move coordinator.
- Feasibility study goes in depth about the project and will be made available at some point.
- The demolition will be one contractor, and a second contractor will complete the renovation – 2 separate bids.
- The roof, tuck pointing, and windows have been updated recently.
  - The bat issue needs to be fixed.
- Are there any moisture problems in the basement? – The crawl space has ventilation.
- There is an asbestos problem – selective demolition package will include abatement.
- Project to be completed in Revit, although final drawings may be required in CAD as well.
- Facilities uses Microsoft SharePoint, named “Panther Projects” for project management.
- Register with 2009 Silver LEED since it is easier to obtain if able to get project in the system at that time.
• PDF of original drawing will be made available to the consultant. AutoCAD drawing of floor plans will also be available.
• ADA guidelines and the Fair Housing Act must be followed.

The meeting was adjourned and the tour of the building was begun.
UNIVERSITY OF NORTHER IOWA

LAWTHER HALL MODERNIZATION PROJECT

Department of Residence

Serving students and university guests 24 hours per day/365 days per year, the Department of Residence (DOR) is a dynamic comprehensive enterprise encompassing housing, dining and residence life operations. All operations are funded from self-generated funds (no state appropriation, tuition revenue, or general fund dollars are allocated to DOR).

According to a report published by the U.S. Department of Housing and Urban Development, "students who live on campus are more likely to graduate, and particularly when the on-campus experience is purposefully structured toward student learning and engagement" (Barriers to Success: Housing Insecurity for U.S. College Students, February 2015).

Housing Design Capacity

Student housing on the UNI campus includes eight traditional residence halls for first year students (4,164 beds), three apartment-style residence halls for upper-class students (774 beds), and 323 traditional apartment units for nontraditional students and families (or a total design capacity of 5,261).

According to Sightlines Facilities Asset Advisors, UNI's housing inventory is lacking residence hall suites.

<table>
<thead>
<tr>
<th>UNI Housing Inventory</th>
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<tbody>
<tr>
<td>Housing Type</td>
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<tr>
<td></td>
</tr>
<tr>
<td>Traditional Hall</td>
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<tr>
<td></td>
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<tr>
<td>Suite-Style Hall</td>
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<tr>
<td></td>
</tr>
<tr>
<td>Apartments</td>
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<td></td>
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<tr>
<td>Total</td>
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</tbody>
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Suite-style accommodations provide a natural housing transition for students: a) first-year students reside in traditional residence halls to facilitate their adjustment to college and relationship building; b) second-year students could transition into modernized suite-style accommodations offering more privacy and independence; and c) upper-class students may elect to transition into apartment-style accommodations to achieve even greater autonomy and self-reliance.
Residence Students

UNI currently provides housing for approximately 37% of all students enrolled at UNI, including 93% of new freshmen (83% of all freshmen), 55% of sophomores, 28% of juniors and 17% of seniors.

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<tbody>
<tr>
<td>University Enrollment</td>
<td>12,273</td>
<td>12,159</td>
<td>11,928</td>
<td>11,987</td>
<td>12,079</td>
<td>12,203</td>
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<tr>
<td>Residence Students</td>
<td>4,413</td>
<td>4,355</td>
<td>4,386</td>
<td>4,413</td>
<td>4,445</td>
<td>4,523</td>
</tr>
<tr>
<td>Occupancy as a % of Enrollment</td>
<td>36.0%</td>
<td>35.8%</td>
<td>36.8%</td>
<td>36.8%</td>
<td>36.8%</td>
<td>37.1%</td>
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<tr>
<td>Total Housing Design Capacity</td>
<td>5,015</td>
<td>5,261</td>
<td>5,261</td>
<td>4,829</td>
<td>4,829</td>
<td>5,203</td>
</tr>
<tr>
<td>Occupancy as a % of Capacity</td>
<td>88.0%</td>
<td>82.8%</td>
<td>83.4%</td>
<td>91.4%</td>
<td>92.0%</td>
<td>86.9%</td>
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<tr>
<td>occupancy by Classification</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>New Freshmen</td>
<td>94.2%</td>
<td>92.4%</td>
<td>92.7%</td>
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<tr>
<td>All Freshmen</td>
<td>84.5%</td>
<td>83.1%</td>
<td>83.0%</td>
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<tr>
<td>Sophomore</td>
<td>58.3%</td>
<td>58.5%</td>
<td>55.1%</td>
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<tr>
<td>Junior</td>
<td>23.3%</td>
<td>26.7%</td>
<td>28.0%</td>
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<tr>
<td>Senior</td>
<td>14.7%</td>
<td>15.1%</td>
<td>17.1%</td>
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The absence of suite-style housing may be contributing to a decline in the retention of second-year students residing on campus due to their inability to secure apartment-style accommodations after having lived in a traditional residence hall for their first-year.

Some second-year students elect to live in ROTH (Residence Hall on the Hill), but express dissatisfaction with living further from the core of campus and having multiple roommates.

Facility Modernization

Lawther hall has a design capacity of 432 beds, and a 49% deferred maintenance-to-value ratio.

Razing the facility is not desired, as Lawther is one of a group of historically-valued facilities on campus.

Renovating the facility over multiple summers is not desired, as doing so will drive up costs.

Taking the facility offline is desired, as current enrollment and on-campus occupancy permits doing so.

Project pro forma requires retaining as many beds as possible in the design and renovation process.
Feasibility Study and Project Scope

According to a feasibility study completed 2015 by Rohrbach Associates Architects, Lawther can be modernized for approximately $20M (all fees and contingencies included). Project scope includes

- Creating ADA accessibility into and within the facility
- Installing an elevator
- Replacing existing mechanical systems
- Installing air conditioning
- Installing a fire suppression system
- Converting living space on the ground, first and second floors into single and double rooms with private and semi-private bathrooms
- Maintaining a design capacity of no less than 380 beds.
- Building-out the third and fourth floors gaining access to 30 beds currently not in use

Markey Analysis

According to a market analysis completed in 2015 by Anderson Strickler Campus Housing Consultants, 664 students currently living off campus would live on campus and pay for this type of housing if available.

Modernization of Lawther will also provide for an attractive academic conference center beginning in the summer of 2018, including: a) air conditioned suite-style accommodations; b) faculty offices in Bartlet to the East; c) a parking ramp to the Northeast; d) programming space and catering/retail services in Commons to the Southeast; and e) a park-like courtyard for outdoor events to the South.

Proposed Timeline

- Close facility on May 11, 2015 and begin prepping the facility for construction
- Complete design phase by end of 2015
- Complete construction in 2016-17
- Reopen facility for student occupancy by July 10, 2017

Project Funding

Costs for this project will be funded through DOR residence system improvement funds. Keeping overall project costs down for design, construction and furnishings will be a top priority.

Questions and Suggestions?

Contact Glenn Gray, Assistant Vice President & Executive Director of Residence
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