

**BUSINESS AFFAIRS AND HUMAN RESOURCES**  
**MAY 15, 2013**

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**UNIVERSITY OF IDAHO**

**SUBJECT**

Discussion of potential renovation of Education Building.

**REFERENCE**

This agenda item represents the initial discussion for this project effort.

**APPLICABLE STATUTE, RULE, OR POLICY**

Idaho State Board of Education Governing Policies & Procedure, Section V.K.1, Section V.K.2.a and Section V.K.3.a

**BACKGROUND/DISCUSSION**

The College of Education building is a 62,700 square foot building constructed in 1968. This building was a feature in the Joint Finance-Appropriations Committee (JFAC) and Permanent Building Fund Advisory Council (PBFAC) visits last summer.

The University and the Division of Public Works (DPW) collaborated in joint funding of an in-depth survey of the asbestos within the building during 2012. The study revealed that the asbestos coating was largely intact, but that it has begun deteriorating. The expected cost to remove the contamination was estimated to be in excess of \$2.25M. That estimate was for removal and abatement alone and did not include project A/E fees or Industrial Hygienist fees, contingencies and/or replacement materials or systems.

The current condition of the building features the following issues:

- Approximately half of the exterior skin is clay brick masonry in very good condition.
- The remaining exterior is fiberglass composite panels with a mineral (rock) surface. These panels are failing with noticeable gaps through which one can literally put a human hand through to the outside and allowing for air and water to infiltrate the building.
- The building is a steel frame structure that relies on sprayed-on fireproofing. This sprayed-on substance contains asbestos fibers in its composition. The material is starting to fail, allowing flakes to separate from the treated areas and then to fall down on to the top of the ducts, lights, conduits, cables and upper surface of the ceiling systems.
- The HVAC system features a non-duct, open plenum return above the ceiling. This system is no longer code compliant and would not be allowed if we were to construct it today. The open nature of the system compounds the issues associated with the asbestos in the ceiling because it has the capacity to spread flaked particles to other areas of the building.

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The University and DPW attempted to replace the failing roof on the building with directed Alteration and Repair allocations funded in FY 2003 and implemented in 2004. However, the application of the new roof insulation caused the asbestos fire-proofing to come loose and the application of the new roof was halted. In lieu of that, the existing roof was top coated with a sealer as a temporary solution. This left the roof without sufficient slope and the sealer application is now failing.

Programmatic renovations and other necessary renovations required by updates in Life Safety Codes are made impossible because of the presence of asbestos in the systems described above. This includes the inability for the College of Education to make needed and necessary renovations in support of advancements in education pedagogy and best practices. Any structural improvements involving the moving of ceilings or walls, that provide for updated technologies disrupts the asbestos above the ceiling.

The motivation that drives this project is a desire to provide a clean, safe, and efficient environment in which the College of Education can perform and carry out the role and mission assigned to it on behalf of the State of Idaho.

In addition to the removal and abatement of the asbestos three additional projected needs have been identified. Those are:

- replace the failed curtain wall/fiberglass composite panel exterior skin (fund source would be \$1.198M provided from FY13 and FY14 the Permanent Building Fund appropriation through the Alterations & Repairs category)
- the need to deal with the failing roofing system that was top sealed in 2004;
- the need of the College of Education to pursue renovations and improvement to the building in support of changing and evolving advancement in education pedagogy.

Each of these efforts generated a need to consider the asbestos abatement in implementation.

Given the above background and circumstances the University is ready to proceed with an alternative approach. For FY 2014 the State of Idaho appropriated \$3.75M to the University for the purpose of addressing deferred maintenance needs, and was partially the result of a summer tour of campus by JFAC where this need was described.

By leveraging the State of Idaho appropriations with University resources we intend to ask Regents' approval for a \$14.5M project to address all of the needs described for the College of Education building.

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**IMPACT**

The immediate fiscal impact of this effort is to fund the planning and design phase costs of the overall project. The overall project effort is anticipated to be \$14,500,000. It is the intent of the University to share design costs by providing \$400,000 during the design phase – funded from internal strategic reserves.

***Overall Project  
Funding***

State	
FY 13 A&R	\$ 192,600
FY 14 A&R	\$ 1,004,900
FY 14 Approp.	\$ 3,750,000
Federal (Grant):	0
Other (UI)	<u>\$ 9,500,000</u>
Total	\$14,447,500

**ATTACHMENT**

Attachment 1 – Education Building Renovation Project Timeline

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**STAFF COMMENTS AND RECOMMENDATIONS**

Staff was contacted by the University five weeks ago to discuss. The issues surrounding the proposed capital project are primarily ones of timing vis-à-vis the Board's policy on capital project approval process. Specifically, because the University is proposing a complete renovation which requires vacating the Education building, the University will need to secure swing space prior to the Board approving project construction and separate approval for authorization to issue bonds for financing of Phase 3.

Staff recommended this be brought forward as an information item for Board review and comment prior to the University seeking approval in June.

**BOARD ACTION**

This item is for informational purposes only. Any action will be at the Board's discretion.

