



Bartlett Hall

University of Northern Iowa

BARTLETT HALL RENOVATION / BAKER HALL DEMOLITION PROJECT

A Brief Description

Project

The University of Northern Iowa continues to focus its capital project attention on maintaining and improving existing academic facilities. The project with top priority has been on the University's Five-Year Capital Plan for the past decade. Initially, the project involved renovating Baker Hall, but it has evolved to the Bartlett Hall Renovation/Baker Hall Demolition Project at a renovation cost of \$21 million.

Baker Hall was built as a residence hall for men in three phases in 1936, 1938 and 1956. Today it is used for academic office and instruction space and accommodates more than 140 faculty and staff from the Departments of English Language and Literature, Philosophy and World Religions, Modern languages, Psychology and Sociology, Anthropology and Criminology. Bartlett Hall was built in 1917 and 1924 as a residence hall and still serves as a residence facility.

The University explored several alternatives, including the complete renovation of Baker Hall; the renovation of a portion of Baker Hall with selective demolition and replacement of elements of Baker Hall to accommodate code and accessibility issues; the construction of a new building to replace Baker Hall and the subsequent demolition of Baker Hall; and the renovation of Bartlett Hall with the subsequent demolition of Baker Hall. The cost estimates were very comparable for all options.

Renovating Bartlett Hall into faculty offices, seminar rooms and laboratories will preserve a historically significant building on the campus. It no longer provides a housing environment that meets student needs, and the Department of Residence has capacity in the residence system to absorb Bartlett Hall's

occupant load. The renovation of Bartlett Hall and Baker Hall's demolition will allow the University to decrease overall building space square footage and associated costs for utilities and operations. The project will avoid expenditures for deferred maintenance in Baker Hall of more than \$6.5 million while also addressing more than \$2.9 million in deferred maintenance in Bartlett Hall.

In addition to addressing deferred maintenance, the University also will reduce energy use with the renovation, reflecting the reduction of total square feet and improved building systems and conditions. Using Sabin Hall, UNI's most recent renovation project, as an example, it addressed more than \$2.3 million in deferred maintenance and should generate significant energy savings, including a 55 percent reduction in steam heat and a 35 percent decline in electrical use. Sabin Hall was reoccupied this January after being closed for renovations since the fall of 2009.

Renovating Bartlett Hall would remedy Baker Hall's severe deficiencies, including those that triggered complaints to and an inspection by the Occupational Safety and Health Administration (OSHA). These problematic conditions encompass:

Accessibility: While programs in Baker Hall meet requirements of the Americans with Disabilities Act, staff and students encounter numerous stairs, narrow ramps, narrow dark hallways and small door openings throughout the building.

Health and Environment: Occupants, citing concerns over mold, water quality and lead-based paint, consider their working conditions poor and worsening. They complain specifically about high humidity, mold, allergens and unknown odors. Complaints to OSHA triggered an agency visit and inspection of the building. While the initial OSHA complaint concerned mold, inspectors also tested for lead-based paint. OSHA cited the University for one paint sample that tested over OSHA-permissible limits. The University corrected that situation and then tested all other rooms for lead-based paint, finding one additional room where the paint exceeded the permissible OSHA limit. This problem also was corrected. During the past several years, UNI also has performed numerous office cleanings, removed water fountains and extracted plumbing and sinks in individual offices. In the 2007-2008 school year alone, more than \$65,000 was spent to test, clean and abate problems in Baker Hall.

Energy-Related Issues: Electrical demands already exceed Baker Hall's existing electrical capacity. Limits have been placed on use of computers, window air conditioners and other departmental equipment based on the limited electrical capacity. Renovating Bartlett Hall will deliver energy efficiencies.



Baker Hall