

TO: The Board of Regents Addendum XI-B-12
Business and Finance Committee

MEETING DATE: June 25, 2021

SUBJECT: Program Statement for Kayser Hall Renovation for the Samuel Bak Museum and Academic Learning Center at the University of Nebraska at Omaha (UNO)

RECOMMENDED ACTION: Approve the Program Statement for Kayser Hall Renovation for the Samuel Bak Museum and Academic Learning Center at UNO.

PREVIOUS ACTION: April 9, 2021 - Approval to establish the Samuel Bak Academic Learning Center to be administered by the Office of Academic Affairs at UNO and acceptance of a gift from Samuel Bak of 512 paintings to establish the proposed Bak Museum at UNO.

EXPLANATION: As part of the University of Nebraska at Omaha's Strategic Planning process, the Samuel Bak Museum and Academic Learning Center has been identified as one of the six funded UNO Big Ideas. Internationally acclaimed artist Samuel Bak has donated over 500 pieces of his original artwork to the University, and it is anticipated that additional pieces of artwork will be donated to the collection in the future. The Samuel Bak Museum and Academic Learning Center has been identified by the University as an unparalleled opportunity to align a teaching museum with engaged students, faculty, and staff, as well as the community at large.

UNO proposes a major renovation of Kayser Hall to serve as the home for the collection and the associated learning center. The building has a total of five floors, and is structurally sound, built of concrete, brick, and steel. The program proposes gallery storage and support space on the first floor, museum exhibition space on the second and third floors, and offices for the Samuel Bak Academic Learning Center on the upper two levels.

Programs involved include but are not limited to: College of Arts and Sciences (History, Philosophy, Religious Studies); College of Communication, Fine Arts and Media (Music, Arts); College of Education, Health and Human Sciences (Teacher Education); Sam and Frances Fried Academy for Holocaust and Genocide Education; Leonard and Shirley Goldstein Center for Human Rights. Other programs offered in this field by this institution include Holocaust and Genocide Studies, Human Rights Studies, and Medical Humanities.

This item has been reviewed by the Business and Finance Committee.

Proposed start of construction May 2022
Proposed completion of construction December 2023

PROJECT COST: Project Budget \$ 23,443,000

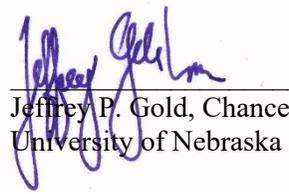
ON-GOING FISCAL IMPACT: Estimated Additional Operating and Maintenance \$ 0
Annual 2% Depreciation Assessment \$468,860

SOURCE OF FUNDS: State funds (LB 588), Private donations, and Campus Reserves

SPONSOR: Douglas A. Ewald
Vice Chancellor for Business, Finance and Business Development

Sacha E. Kopp
Senior Vice Chancellor for Academic Affairs

RECOMMENDED:



Jeffrey P. Gold, Chancellor
University of Nebraska at Omaha

DATE: May 21, 2021

Program Statement

Project Name: Kayser Hall Renovation for the Samuel Bak Museum and Academic Learning Center

Campus: University of Nebraska at Omaha, Dodge Campus

Date: June 25, 2021

Prepared by: NU Facilities, Planning & Capital Programs, Alley Poyner Macchietto Architecture, Morrissey Engineering, and University of Nebraska at Omaha stakeholders

Project No: 13524

1. Introduction

A. Background and history

The College of Arts and Sciences is composed of fifteen academic units representing twenty-five academic majors. Academic programs are housed in three buildings: Arts and Sciences Hall, Allwine Hall, and Durham Science Center. Arts and Sciences Hall houses primarily humanities and social sciences. As enrollment has increased, so has the demand for additional space. Classroom usage exceeds the capacity of the buildings. Office occupancy currently exceeds capacity as well.

Kayser Hall was built in 1971 and was originally the home of the University of Nebraska at Omaha's College of Education for forty years. In 2011, the College of Education moved out of Kayser Hall and into renovated spaces at Roskens Hall. Kayser Hall underwent a light refresh receiving new finishes and lighting prior to new occupants moving in. The building currently houses a variety of offices and programs including Facilities Management and Planning on two floors, the University Testing Center, Omaha Public Schools Middle College Program, the student run newspaper *The Gateway*, the Honors Program, the Office of National Scholarships, Army ROTC, and the Thompson Learning Community. As with Arts and Sciences Hall, many programs in Kayser Hall are outgrowing their spaces.

As part of the University of Nebraska at Omaha's Strategic Planning process, the Samuel Bak Museum and Academic Learning Center has been identified as one of the six funded UNO Big Ideas. The principal investigator is Professor Mark Celinscak, with cognizant deans David Boocker, Michael Hilt, and David Richards.

Internationally acclaimed artist Samuel Bak has donated over 500 pieces of his original artwork to the University, and it is anticipated that additional pieces of artwork will be donated to the collection in the future. UNO is looking to renovate a building on their campus to serve as a home for the collection. This gift presents a great opportunity for the campus to build a set of educational programs around, in addition to being a destination space on campus as an art museum. The College of Arts and Sciences has proposed the Samuel Bak Museum and Academic Learning Center to be initiated in the Fall of 2022.

B. Project description

The project scope proposes a major renovation of Kayser Hall. The building has a total of five floors. It is structurally sound, built of concrete, brick, and steel. It is proposed to have gallery storage and support space on the first floor, gallery exhibition space on the second and third floors, and offices for the Samuel Bak Academic Learning Center on the upper two levels.

Programs involved include but are not limited to: College of Arts and Sciences (History, Philosophy, Religious Studies); College of Communication, Fine Arts and Media (Music, Arts); College of Education, Health and Human Sciences (Teacher Education); Sam and Frances Fried Academy for Holocaust and Genocide Education; Leonard and Shirley Goldstein Center for Human Rights. Other programs offered in

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this field by this institution include Holocaust and Genocide Studies, Human Rights Studies, and Medical Humanities. The temporary location for the learning center’s administrative offices, along with some of the programs involved, are currently located in Arts and Sciences Hall.

Other than minor modifications, Kayser Hall has not had any major renovations during its life cycle. With windows limited to the north and south end stairwells, and the central elevator lobby on each floor, its spaces are ideal for consideration as an art gallery.

C. Purpose and objectives

The Samuel Bak Museum and Academic Learning Center has been identified by the University as an unparalleled opportunity to align a teaching museum with engaged students, faculty, and staff, as well as the community at large.

Using the art and life of world-renowned artist and Holocaust survivor Samuel Bak, the museum will awaken the community to the richness and diversity of the human experience and invite curiosity and collaborative learning through active engagement with ideas, artworks, and exhibitions. Programming, on campus and in the surrounding community, tailored to foster formative connections between the art of Samuel Bak and students of all ages will be central. Critical to its role as a teaching museum will be direct experiential opportunities for UNO students and faculty to participate in integral aspects of museum/archiving practices.

The renovation will create an inviting space on UNO’s campus that will be a destination for visitors in addition to an institute with programs supporting the museum’s mission. The successful completion of the project will allow the Samuel Bak Academic Learning Center students, faculty, and staff to:

- Develop state-of-the-art facilities to exhibit and support the Samuel Bak Gift to the University.
- Serve as a campus collaboration hub for scholarship, academic curricula, community engagement and educational activities dedicated to human rights, genocide studies, the Holocaust, and artistic work.
- Recruit new students and faculty.
- Engage in active learning, teaching, and research.
- Collaborate across disciplines and departments on campus and with community members around the world.
- Secure more community partners.

2. Justification of the Project

A. Data that supports the funding request

Samuel Bak, the Artist, has made a gift to the University of Nebraska at Omaha certain artwork selections in a collection comprised of five hundred twelve (512) unique works of art by the Artist, including a variety of oils on canvas and other art on paper, completed by the Artist during the period 1945 – 2020 currently owned by the Artist and held by the Artist and/or Pucker Gallery located in Boston, Massachusetts. The current value of the donated paintings is over \$18 million. The University is undertaking certain contractual obligations for the maintenance, exhibition, and preservation of the Works. Per the agreement and consistent with its campus planning goals, the University shall use the Works to create education exhibitions and programming. This includes gallery space, academic offices and teaching space, and curation spaces, consistent with the best standards and practices of the American Alliance of Museums.

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The existing programs and their directors, as well as faculty in the academic departments and schools, will retain their current affiliations. The Samuel Bak Museum and Academic Learning Center will function as an umbrella structure to coordinate, align, and support their collective efforts. The facility will provide the conceptual and physical space for synergistic programming, scholarship, and community engagement that would be difficult, if not impossible, without the Center. Additionally, this arrangement will allow for the physical co-location of the primary center partners and, likely innovative in-residence opportunities not only for UNO faculty but scholars throughout the state, region, nation, and world.

As a collaboration hub housing a museum, the organization and operations necessitate a structure that is fundamentally different than a traditional department, school, or college. This Academic Learning Center will support multiple colleges, established centers at UNO as well as other units beyond UNO. This project is multidisciplinary, engaging professionals with practical, pragmatic experience and expertise, such as museum personnel, as well as academics with content expertise in areas such as Holocaust and Genocide Studies, Human Rights, Art History, etc.

Kayser Hall is now fifty years old. The layout of the building generates significant challenges with respect to space utilization and would require a major renovation to reimagine the building's interior to maximize the space effectively. It also presents an opportunity to open up exterior walls on the upper levels to bring daylight into the building to increase the indoor environment for occupants on the fourth and fifth floors.

Arts and Sciences Hall, completed in 1938 and located just west of Elmwood Park, is UNO's oldest, and perhaps most well-known building. It was the first classroom building on the former University of Omaha campus. Due to increased enrollment, the academic units in Arts and Sciences Hall have outgrown the space.

Collaboration space within either Kayser Hall or Arts and Sciences Hall is severely limited to the small vending areas in each building thereby prohibiting students, faculty, and staff the option of staying in the buildings for longer periods of time.

B. Alternatives considered

Renovations of the Hayden House and Criss Library third floor had been considered initially but were determined by leadership to be non-viable options based largely on size and type of space.

The University completed a feasibility study of the Thompson Alumni Center building, however due to the limited square footage, the option was also dismissed.

3. Location and site considerations

- A. County:** Douglas
- B. Town or campus:** UNO Dodge Campus
- C. Proposed site:** see Figure 1. Kayser Hall
- D. Statewide building inventory:** 51ZZ0037200B

Figure 1. Kayser Hall



E. Influence of project on existing site conditions

1) Relationship to neighbors and environment

Kayser Hall is in a prominent position near the main east campus entry at Dodge Street with multidirectional exposures to public view. To the north across Dodge Street is Saint Margaret Mary’s Catholic School and Memorial Park, to the east is Elmwood Park, to the south is Arts and Sciences Hall, and to the west is Roskens Hall.

2) Utilities

Existing site utilities shall be reused. These include the following:

- 8-inch fire service piping on the southwest side of the building. Flow rates will need to be verified to confirm that this service size is acceptable for the new fire protection systems.
- 3-inch domestic water service piping on the northwest side of the building.
- Natural gas service as provided by the Metropolitan Utilities District.
- Campus chilled water service and pumps.
- Campus steam service and steam-to-water converter and pumps.
- Building electrical service which originates at a 1200A, 480Y/277V, 3 phase, 4 wire main switchboard; electricity provided by OPPD.

3) Parking & circulation

Kayser Hall is sited at the southwest corner of the intersection of University Drive North and University Drive East. Currently there are small parking lots to the north and south of the building, and East Parking Garage further south behind Arts and Sciences Hall.

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4. Comprehensive Plan Compliance

A. Compliance with the University of Nebraska Strategic Framework, Campus Roles and Mission and Campus Strategic Plan.

The Samuel Bak Museum and Academic Learning Center is one of the six cross-campus themes for the UNO Big Ideas, a process created as a planning structure for the following goals of the UNO Strategic Plan.

Goal 2: Academic Excellence — Through our commitment to discovery in all its forms, we support a culture of scholarship in which the contribution of each discipline is celebrated. The breadth and recognition of our curriculum and academic programs reflect the highest standards of rigor, quality, and delivery.

Goal 3: Community Engagement — We are committed to preparing our students to be engaged citizens and community leaders in a diverse and evolving society. We embrace our role as an anchor in our community, bringing our teaching, research, and service resources to bear in sustainable and reciprocal community partnerships.

B. Consistency with the agency comprehensive capital facilities plan

UNO's Facilities Development Plan (FDP, fall 2013) and its revised 2014 version, indicate the existing Kayser Hall site as an academic and support building opportunity, with either a renovation or its removal and replacement. In reviewing the recent study to renovate Kayser Hall, and how it relates to the FDP goals, this project is consistent with the plan in that:

- The building will be renovated to include academic, collaboration, community, and support spaces.
- Location of the Samuel Bak Museum and Academic Learning Center at Kayser Hall creates an iconic building anchoring the main east entrance to Dodge Campus.
- Given the public nature of the building programming, its location at the northeast corner of campus along Dodge St. will make it easily recognizable supporting the University's community engagement mission.
- Renovating, rather than replacing the existing building, conforms to UNO's Office of Sustainability's vision "to integrate sustainability" and realize the greatest potential for short-term carbon savings.

C. Consistency with the current version of the CCPE Project Review Criteria/Statewide Plan

The project is consistent with Nebraska's Coordinating Commission for Postsecondary Education (CCPE) Statewide Plan for Postsecondary Education, in particular:

Postsecondary education institutions will maintain their distinctive role as providers of cultural and artistic opportunities to students and their communities through study, research, and programming (Chapter 3).

Nebraskans will advocate a physical environment for each of the state's postsecondary institutions that: supports its role and mission; is well utilized and effectively accommodates space needs; is safe, accessible, cost effective, and well maintained; and is sufficiently flexible to adapt to future changes in programs and technologies (Chapter 6).

The state benefits when Nebraska institutions focus resources on unique areas of excellence in which they can bring major benefits to the state and to students.

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Individual capital construction projects will support institutional strategic and comprehensive facilities plans; comply with the Comprehensive Statewide Plan for Postsecondary Education, which includes the Statewide Facilities Plan; and not unnecessarily duplicate other facilities (Chapter 6).

Teacher preparation: Develop more integrated approaches to the preparation of teachers in the College of Arts and Sciences, the College of Communication, Fine Arts and Media, and the College of Education, Health and Human Sciences.

5. Analysis of existing facilities

A. Function and purpose of existing programs as they relate to the proposed project

The programs and operations that currently reside in Kayser Hall will be relocated. These include the Thompson Learning Community (TLC), the University Honors Program, OPS Middle College Program, the University Testing Center, Facilities Management and Planning, the Office of National Scholarships, *The Gateway*, along with associated classrooms, conference rooms, offices, and support spaces. Relocations from Kayser Hall will be handled separately from the project.

Eppley Administration Building (EAB) will be the primary, potentially temporary, location for the relocated programs. As a result of in-process moves and vacated space because of merged mail services functions as well as opportunities created by strategic use of remote work and off-campus locations, EAB should be able to accommodate most of the programs during the renovation. If needed, additional locations may be used for programs such as *The Gateway* (a student fee supported organization) in the Milo Bail Student Center or adjacency with the School of Communication; and the University Honors Program in Criss Library or Hayden House. Upon completion of the Kayser Hall renovation and the relocation of programs in Arts and Sciences Hall, there may be opportunities for TLC and/or University Honors to be located in Arts and Sciences Hall.

B. Square footage of existing areas

Kayser Hall, with an existing 52,205 SF of usable square footage, can be broken down in order of largest contributor to least as follows:

Office and Conference spaces: 23,409 SF (45%).

Circulation space: 12,857 SF (25%)

Classroom, Laboratory, and associated Support spaces: 8,711 SF (16.7%).

Support Spaces (restrooms, utility, custodial, and building storage): 6,105 SF (12%).

Lounge space: 1,122 SF (2%).

Arts and Sciences Hall, with an existing 158,530 SF of usable square footage, can be broken down in order of largest contributor to least as follows:

Office and Conference spaces: 65,517 SF (35%)

Support Spaces (restrooms, utility, custodial, and building storage): 30,351 SF (19%).

Classroom, Laboratory, and associated Support spaces: 31,105 SF (17%)

Circulation space: 29,192 SF (16%).

Lounge space: 1,709 SF (1%)

Museum space: 656 SF (0.4%)

C. Utilization of existing space by facility, room and/or function

The primary space assignments of the existing space in Kayser Hall are:

- Thompson Learning Community (TLC) – 5,000 SF
- University Honors Program – 2,500 SF
- Shared Honors & TLC – 600 SF
- OPS Middle College Program – 3,500 SF
- University Testing Center – 5,000 SF
- Facilities Management and Planning – 8,000 SF
- Office of National Scholarships – 200 SF
- The Gateway* – 1,200 SF
- Classrooms – 4,000 SF
- Student Lounge – 1,500 SF

D. Physical deficiencies

- Architectural/Interiors: There are limited windows, only at stairwell and elevator lobbies, so the building occupants in classrooms and offices have little exposure to natural light. Sound isolation is very poor between offices and toilet rooms, and between classroom and testing center on the fifth floor. Floor levels are divided into quadrants by a central vertical circulation/toilet rooms/elevator lobby core running east to west, and a central corridor extending between the entry door/stairwells on both the north and south ends of the building. Wall and roof assemblies are of the original building construction and do not meet current energy codes.
- The main electrical service to the building is in good shape and should be remain. Electrical distribution is currently configured for an office/classroom building and needs to be replaced to allow the building function to change. A new generator sized to back up HVAC and humidification for art display and storage spaces is needed to ensure conservation of the work. The existing lay-in fluorescent lighting will be replaced with LED appropriate for a museum.
- Elevators: cab interior is outdated, may need updating to new codes as well.
- Mechanical: The existing building’s HVAC system is a Dual-Duct Variable air volume system served by two air handling units in the building’s penthouse. Building humidity is a problem with this type of system because outside air is bypassed around the cooling coil and not allowed to be dehumidified.
- Plumbing: Existing plumbing fixtures and piping are original to the building’s construction. Some waste, vent and domestic water piping should be replaced because of its age.

E. Programmatic deficiencies within Kayser Hall and for groups moving to Kayser Hall from Arts and Sciences Hall

The primary programmatic deficiency is that there is not yet a physical home for the new Samuel Bak Academic Learning Center and Museum. Additional concerns include:

- Absence of gallery space, storage space: building needs to be repurposed.
- Insufficient collaboration space for faculty offices and conference areas.
- Absence of teaching, collaboration/gathering and education space for the museum.
- Insufficient space for museum café.
- Insufficient space to hire new faculty.

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- Lack of student collaboration spaces.
- Learning Communities/Programs in Kayser Hall do not have the right spaces to facilitate their programs, having a need for more/different space.
- University Honors Program in Kayser Hall lacks visibility and accessibility to students from all campuses.
- The National Scholarships program shares office space in Kayser Hall within a Thompson Learning Community (TLC) suite. Program needs clearer identity and more visibility.
- Kayser Hall meets needs of the OPS Middle College however, it does not fit well with Honors students, Thompson Learning Community, and the Testing Center. Regulations for high school programs differ from that of a university.
- Limitations on pedagogy due to physical environments.

F. Replacement cost of existing building

Based on recent renovations of similar buildings around NU campuses, the current replacement cost is estimated to be in the range of \$500 per SF. Based on a rough GSF of 60,000 SF, this equates to a total estimated cost of \$30,000,000.

6. Facility Requirements and the Impact of the Proposed Project

A. Functions and purpose of the proposed program

1) Activity identification and analysis

Preliminary program spatial relationships were studied as part of this programming exercise. Final program relationships will be determined in the design phase. Programming proposed for the floors identified are as follows:

First Level – this level is partially below grade and the existing contains the main mechanical, electrical, elevator machine rooms and general building storage. Considering the potential weight of high density vertical and horizontal storage systems for art pieces being archived when not on display, the slab on grade floor makes structural sense. The first floor also has direct on-grade access through its north doors which will make a convenient entry for deliveries and transport of rotating/visiting exhibits. There is sufficient space for an isolation room and curating space. In addition, the University desires a café with direct outdoor access to a dining terrace. There is currently a planned project to renovate the lower level of Roskens Hall for the Stem Trail Center (STC). As part of the planning for the Center, the STC design team has reimagined the green space between Kayser, Roskens and Arts and Sciences Halls, with new landscaping, walkways, and a plaza. It will provide an aesthetic backdrop for a potential outdoor terrace on the northwest corner of Kayser Hall. In addition, there is the opportunity for exterior artwork installation(s) in the redeveloped green space.

Second Level – main building entrances on the east and west sides of the building will be redone with new canopies at each to create more visible and prominent entrances, along with an accessible approach from the west. Museum exhibit space will be on the second and third levels with a communicating stair between to improve flow through the gallery spaces. Two seminar rooms and a gallery teaching space are desired on the second level. The teaching space will also serve as a pre-function space for student groups touring the Museum.

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Third Level – in addition to permanent gallery space, there will be temporary exhibit space along with an audio gallery to display educational material regarding the Artist. The central elevator lobby/lounge on this level will be included in display space engaging Museum visitors for continuous flow through the galleries.

Fourth Level – the entire floor plan will be gutted, with exterior and interior windows added to create an open plan with a lot of transparency. Twenty-eight offices, two conference rooms, twelve workstations with meeting/collaboration spaces will be built out to support the academic learning center and affiliated departments.

Fifth Level – the fifth level has been programmed similarly to the fourth floor. In addition to the exterior windows, roof monitors will be installed above to increase the natural light for the building occupants.

Toilet Rooms – there is a men’s and a women’s on each floor across from the elevator lobby. To utilize existing plumbing chases and routing, toilet room locations will remain however all plumbing fixtures, finishes, lighting and toilet partitions and accessories require replacement.

Existing stairs will also remain however the guard and handrails need to be replaced to bring them up to current life safety codes.

2) Projected occupancy/use levels

- **Personnel projections**

Detail on personnel projections for the Center are available in the proposal for the new program. It includes the following staff, 1 FTE for the first 2 years, then 2 FTE, then 5 FTE starting in year 4.

- **Describe/justify projected enrollments/occupancy**

The Center and Museum presence in Kayser Hall will change the traffic to and from the building related to the synergy and enhancement with existing programs on campus. Different existing faculty, staff, and students will visit or occupy the facility. New faculty, staff and students will be attracted to visit or participate in other ways.

B. Space requirements

1) Square footage by individual areas and/or functions

Net Square Feet	52,205
Gross Square Feet	59,884
Efficiency	0.87

See the following tables for details, first for the Museum and then for the Center.

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Program Statement

Samuel Bak Museum				
Use Code	Space	Quantity	NSF Each	Total NSF
Exhibition Spaces				
620	Intro Gallery	1	280	280
620	Smaller Gallery (second level)	2	670	1,340
620	Larger Gallery (second level)	2	1,030	2,060
620	Smaller Gallery (third level)	2	700	1,400
620	Larger Gallery (third level)	2	1,030	2,060
620	Temporary Exhibition Gallery 1	1	1,030	1,030
620	Temporary Exhibition Gallery 2	1	740	740
620	Temporary Exhibition Gallery 3	1	1,620	1,620
620	Transitional Gallery Hall	1	225	225
620	Audio Gallery	1	430	430
Educational				
110	Seminar Rooms	2	900	1,800
110	Gallery Teaching Space	1	1,800	1,800
115	Storage	4	10	40
Socialization/Collaboration				
650	Lounge (third level lobby space)	1	990	990
630	Food Facilities (Café)	1	750	750
635	Food Facilities Service	1	350	350
Administration				
310	Offices - Staff	5	130	650
310	Office Associate	1	115	115
310	Offices - Faculty	5	130	650
310	Offices - Visiting Faculty	3	130	390
350	Conference Room	1	225	225
Gallery Support Spaces				
625	Exhibition Service (Gallery Support)	1	500	500
625	Art Storage	1	1,850	1,850
625	Art Storage	1	700	700
625	Framing/Research	1	785	785
625	Isolation Room	1	470	470
680	Training Room	1	200	200
Museum Services				
RRR	Gallery Support Level Restrooms	2	157	314
RRR	Lobby Restrooms	4	157	628
WWW	Lobby (first level)	1	290	290
WWW	Lobby (second level)	1	685	685
XXX	Telecom Room	3	35	105
XXX	Custodial Closets	2	50	100
Samuel Bak Museum			Subtotal	25,572

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Academic Learning Center				
Use Code	Space	Quantity	NSF Each	Total NSF
	Fried Holocaust & Genocide			
310	Offices - Faculty	3	130	390
	Goldstein Human Rights			
310	Offices - Staff	1	115	115
310	Offices - Faculty	5	130	650
	Kooser			
310	Office Associate	1	115	115
310	Offices - Faculty	5	130	650
	Philosophy			
310	Office Associate	1	115	115
310	Offices - PT/Adjunct	5	130	650
310	Offices - Faculty	10	130	1,300
	Religious Studies			
310	Office Associate	1	115	115
310	Offices - PT/Adjunct	5	130	650
310	Offices - Faculty	10	130	1,300
	Schwalb Israel/Jewish			
310	Office Associate	1	115	115
310	Offices - Faculty	5	130	650
	Shared Spaces			
315	Break Area	2	210	420
350	Conference Rooms	3	225	675
315	Collaboration/open office circulation	4	1,560	6,240
315	General Academic Centers storage	16	40	640
670	Wellness Room	1	60	60
	Learning Center Services			
RRR	Restrooms	4	157	628
RRR	Unisex Restroom	1	60	60
WWW	Lobby	2	710	1,420
XXX	Telecom Room	2	35	70
XXX	Custodial Closets	2	50	100
	General Building Support Services			
WWW	Hall or Corridor	1	2,388	2,388
WWW	Stairs	1	3,012	3,012
WWW	Elevators	1	705	705
WWW	Vestibule	1	85	85
WWW	Vestibule	1	60	60
XXX	Custodial Area	1	450	450
XXX	Building Storage	1	1,040	1,040
YYY	Mechanical Areas	1	1,525	1,525
YYY	Electrical Equipment Areas	1	240	240
Academic Learning Center			Subtotal	26,633

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2) Basis for square footage/planning parameters

The Artist agreement for the Gift was used as a reference along with discussions with the Artist and the Pucker Gallery, University leadership along with the research team’s experience and the operational needs of the Samuel Bak Museum and related Academic Learning Center. The expertise of the design firm and best practices in the industry helped guide the spaces and sizes.

3) Square footage difference between existing and proposed areas

Kayser Hall	Existing	Proposed	Difference
Net Square Feet	52,205	52,205	0
Gross Square Feet	59,884	59,884	0

C. Impact of the project on existing space

1) Reutilization and function(s)

Impact with respect to the reutilization of existing space, involves the relocation of all occupants and departments to other locations on or off campus. Initially, the academic and student support programs in Kayser Hall will be relocated into the Eppley Administration Building (see 5A for more detail). When the Kayser Hall renovation has been completed and units from Arts and Sciences are relocated, those spaces will be utilized to meet a backlog of existing space needs for remaining Arts and Sciences programs. Specifically, space is needed for faculty and student support for Psychology, Exploratory Studies, English, and History as well as Academic Advising and the Dean’s Office. Additionally, this reexamination of spaces in Arts and Sciences Hall will provide an opportunity to relocate some units to create adjacencies for more effective programming and efficiencies. Finally, there may be some opportunities for TLC and/or University Honors within Arts and Sciences Hall.

2) Demolition

The existing facility is a highly compartmentalized building, with small, enclosed rooms on either side of a central corridor. Demolition is aimed at opening each floor plate to improve the work environment, utilization, efficiencies, and adjacencies.

3) Renovation

Renovations will be invasive, removing clusters of rooms to provide new spaces. The intent will be to create more dynamic and flowing gallery spaces for exhibiting the works of Samuel Bak, and administrative suites with natural lighting and adjacencies to improve the work environment and encourage collaboration.

The interior of the building will be completely refurbished with new floor, ceiling and wall finishes, doors, plumbing fixtures, lighting fixtures, and HVAC systems. Exterior windows will be added on the fourth and fifth floors, along with daylight monitors on the roof of the fifth floor to bring natural light into the administrative suites. Interior office front walls will be transparent to assist in bringing the daylight into the core of the suites.

7. Equipment Requirements

A. List of available equipment for reuse

All equipment will be purchased with the project, as many of the programmed spaces are new to the University.

B. Additional Equipment

1) Fixed equipment

Fixed equipment may include cabinetry, high density storage, vertical/horizontal art storage systems, and art examination tables. Final requirements will be identified during design.

2) Movable equipment

Moveable equipment will include gallery seating, event space tables and chairs, interior and exterior café seating, food service equipment, and office and support space furniture. This may also include white boards, projection screens and projectors, flat screen monitors, shelving, and miscellaneous furnishings. Final requirements will be identified during design.

3) Special or technical equipment

Special equipment includes large screen display monitors, sound and speaker systems, security cameras, and access security. Final requirements will be identified during design.

8. Special Design Considerations

A. Construction Type

New construction will be in conformance with the International Building Code, 2018 edition and the 2012 NFPA 101 Life Safety Code. Various construction systems will be reviewed during the design phase, providing the most economical solutions for the project.

B. Heating and Cooling Systems

Design Conditions: Climatic design conditions are based on 99.6% heating design temperatures and 0.4% dry-bulb / wet-bulb cooling design temperatures from the ASHRAE Handbook of Fundamentals.

Outdoor Air Requirements: Outdoor air will be introduced through air handling systems and monitored using CO2 sensors and air flow stations.

Gallery Seasonally Adjusted Relative Humidity Setpoints: Below is a graph and table detailing the proposed seasonally adjusted setpoints for the gallery spaces. The adjusted setpoints will provide a maximum indoor relative humidity of 55 +/- 5% in the summertime, and a minimum indoor relative humidity of 45 +/- 5% in the wintertime. The discharge conditions of the main air handling equipment will be set to follow the control setpoint indicated and active humidification and dehumidification (either through increased local airflow or changing discharge conditions) will be used when the conditions approach the +/- 5% humidification or dehumidification bands. In this climate, the galleries will generally remain between the control and humidification setpoints for most of the heating season, and between the control and dehumidification setpoints for most of the cooling season.

In order to maintain consistent conditions within the gallery spaces, the setpoints will gradually change over the extended time period between August and February to maintain stable conditions within the gallery and to prevent any damage caused by rapid short-term fluctuations.

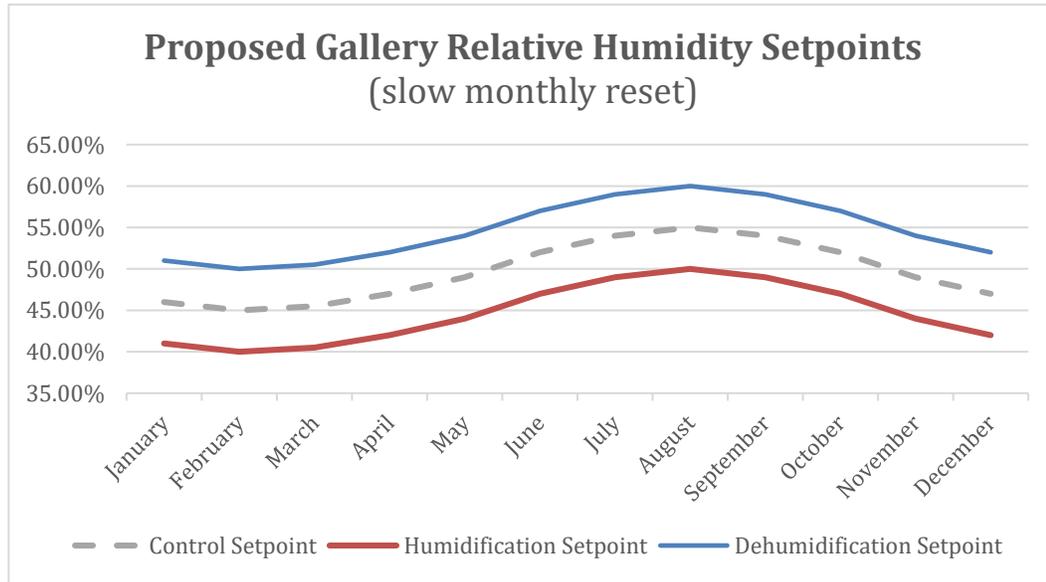
This will maintain the galleries at a Class 'A' condition as detailed in the ASHRAE Handbook chapter

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“Museums, Galleries, Archives, and Libraries”. The main intent of the seasonally adjusted setpoints is to reduce the energy consumption at the gallery by reducing dehumidification in the summertime and reducing humidification in the wintertime.

The relative humidity for the non-gallery spaces will be relaxed compared to the interior conditions of the gallery spaces.



HVAC Equipment: Two new custom Variable Air Volume air handling units will be located within the existing buildings penthouse. Units shall be arranged in a blow through configuration with direct drive plenum wall fan for ease of maintenance. Air handling unit filtration will have a filtration bank that could accommodate MERV 13 filters for improved building indoor air quality. Medium pressure ductwork from this system will serve terminal units with hydronic heating coils. Building’s humidification system will be in the lower level near the steam entrance. A small air handling unit will utilize return air that will be filtered, humidified, and ducted to gallery spaced areas.

C. Electrical Systems

Electrical Power Distribution System: The existing building electrical service originates at a 1200A, 480Y/277V, 3 phase, 4 wire Main Switchboard. Existing switchboard will remain. On each floor a new 225A, 480Y/277V, 3 phase, 4 wire 42 pole lighting panel will be provided to serve general lighting and HVAC loads needed to function as an arts building. A 75kVA stepdown transformer will be fed from this panel to serve a 225A, 208Y/120V, 3 phase, 4 wire panel board to serve track lighting and receptacle loads.

Lightning Protection System: A new UL Master Label lightning protection system will be added to the building. This will be grounded to the main service and to new ground rod arrays. Down conductors will be concealed within the building.

Generator: A new 125kW pad mount natural gas generator will be located on grade outside the building. The generator will serve emergency lighting loads and backup HVAC equipment to maintain environmental conditions. New fused type emergency panels will be installed to serve life safety loads.

Lighting: Lighting throughout the renovation will meet IES standards as well as be sensitive to museum conservation needs. All lighting will be LED for energy efficiency and ease of maintenance. All LED sources in patron and art areas will be high CRI (90+) with 2-step MacAdam ellipse for color uniformity.

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In gallery and exhibit spaces, museum grade track with integral zoom optics and onboard potentiometer will be provided. Track will be arranged in a flexible layout that allows exhibits to change over time.

Lighting Control: A networked lighting control system will be provided. The lighting control system will be capable of dimming and allow scheduling. Occupancy/vacancy sensors will be provided in most areas. Photocells will perform automatic daylight harvesting near vertical glass and skylights.

D. Sustainability

The building will be designed and constructed to be LEED Certifiable in compliance with the sustainability requirements of the NU Board of Regents.

E. Life Safety/ADA

All new construction and renovated spaces will comply with NFPA 101 Life Safety Code and provisions of the Americans with Disabilities Act and Nebraska Accessibility Guidelines.

Fire Alarm: A new voice evacuation fire alarm system will be provided throughout. ADA speakers, strobes, and speaker/strobe combination devices will be located throughout the renovation per applicable codes.

Spot detection will be provided as required by code. A VESDA sampling system will be provided for the pre-action fire suppression system in artifact display and storage areas. Duct-type smoke detection with relays for automatic fan shutdown shall be provided on all new rooftop units. Where duct detectors are non-accessible, remote test switches shall be provided in accessible areas.

Fire sprinkler flow and tamper switches shall be monitored by the fire alarm system.

The existing Kayser Hall facility is fully protected with a hydraulically designed automatic wet pipe sprinkler system. Required fire sprinkler system modifications will be evaluated during the design phase. Modifications, as required, will be in accordance with National Fire Protection Association standards (NFPA) based on an Ordinary Hazard Group 1 sprinkler coverage requirement. Pre-Action type will be utilized in art areas.

F. Security

Security and access control systems will be provided at each exterior door and at select interior doors. Security cameras will be provided at select interior and exterior locations. Upgraded systems will be connected to the UNO Department of Public Safety.

G. Historic or architectural significance

Kayser Hall was built in 1971, during the energy crisis, and in the Brutalist architectural style, popular during the 1960's and 1970's. Buildings were often built of concrete, but brick was also used, and they usually had few windows. In recent years, buildings in this style have become more appreciated for their rigid, stark simplicity but they were decried for a long time.

The building was named for Frederick K. Kayser. Mr. Kayser was one of the individuals who responded to President Milo Bail's (1948-1965 term) request for a donation to secure endowed chairs for the University. Kayser, founder and president of the former Thomas Kilpatrick and Company, predecessor to the Younker-Kilpatrick's department stores, left \$450,000 in trusts for the University. This money supported the Kayser Chair of Economics and the Kayser Chair of Finance.

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H. Artwork

In addition to the display of artwork that is being donated to the University by Samuel Bak, this project will participate in the Nebraska Arts Council requirement for 1% local artwork. Opportunities for artwork will be reviewed both inside the building as well as outside.

I. Phasing

The project will be constructed in one phase. Construction will occur in an unoccupied building.

J. Future expansion

Entry canopies are proposed for the east and west entries of the building; however, no other expansions are planned.

K. Other

Site Amenities: Site furnishings will be integrally incorporated into the site design, consistent with campus standards and guidelines. For a cohesive design approach between the Kayser Hall Renovation and the Stem Trails Center plaza planned for the lower level of Roskens Hall, special consideration will be taken with the green space design between Kayser, Roskens and Arts and Sciences Halls.

Special Systems: New Telecommunications systems will be provided throughout the building. Closet(s) will be located near the restroom/stair core. All backbone will be fiber optic cabling. All new horizontal cabling will be CAT6A with a 25-year warranty.

2. Project Budget & Fiscal Impact

A. Cost Estimate Criteria

1) Identify recognized standards, comparisons, and sources

The estimated probable construction costs were developed by Alley Poyner Macchietto Architecture based on references from similar recent projects in the Midwest region of size, scale, and type. University provided services and non-construction costs have been estimated by service units and NU Facilities Planning and Construction staff.

2) Identify year and month on which estimates are made and inflation factor used

The estimate was prepared in April 2021 with a 5% per year inflation factor to the anticipated midpoint of construction in April 2023.

3) Net and gross square feet

Net Square Feet	52,205
Gross Square Feet	59,884

4) Project cost per net and gross square foot

Net Square Feet	\$ 449/NSF
Gross Square Feet	\$ 391/GSF

5) Construction cost per gross square foot

	\$ 315/GSF
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Kayser Hall Renovation for the Samuel Bak Museum and Academic Learning Center

Program Statement

B. Total project cost

Construction	
General Construction	\$ 17,988,000
Construction Contingency	899,000
TOTAL CONSTRUCTION COSTS	\$ 18,887,000
Non-Construction	
Project Planning	\$ 77,000
Professional Consultant Fees	2,029,000
Professional In-house	571,000
Equipment - Capital	495,000
Equipment - Non-Capital	824,000
Artwork	208,000
Other	162,000
Non-Construction Contingency	190,000
TOTAL NON-CONSTRUCTION COSTS	\$ 4,556,000
TOTAL PROJECT COST	\$ 23,443,000

C. Fiscal impact based on first full year of operations

1) Estimated additional operational and maintenance costs per year

There is no anticipated overall change in operational and maintenance costs.

2) Estimated additional programmatic costs per year

There is no anticipated change in the programmatic costs related to this project. Programmatic costs associated with the new Center were submitted with its approval previously, and were:

Year 1 - \$150,000, from UNO Office of Academic Affairs

Over next 5 years - \$1,928,424; from fundraising, grants, and new tuition revenue

D. Fiscal impact based on new annual assessments

1) Annual 2% depreciation assessment contribution by UNO into the university facilities renewal, renovation, replacement and repair project fund.

2% of total project cost as calculated shall be: $2\% \times \$23,443,000 = \$468,860$

3. Funding

A. Total funds required: \$23,443,000

B. Project Funding Sources:

Kayser Hall Renovation for the Samuel Bak Museum and Academic Learning Center

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Funding Sources	Amount	% Total
State Funds	\$10,000,000	42.7%
Private donations	10,000,000	42.7%
Other sources	3,443,000	14.7%
Total	\$ 23,443,000	100%

C. Fiscal year expenditures

Fiscal Year	Expenditures
FY2021	203,000
FY2022	1,380,000
FY2023	5,734,000
FY2024	15,495,000
FY2025	631,000

4. Timeline

The schedule outlined below anticipates an immediate start and continued progress. This will be dependent on the availability of project monies and the vacating of the existing space.

- A. Program Statement** June 25, 2021
- B. Funding / Fundraising** In progress
- C. Professional Consultant(s) and CMR Selections** September 2021
- D. Intermediate Design** February 2022
- E. Existing Occupant Move Out of Kayser Hall** May 2022
- F. Final GMP** May 2022
- G. Start Construction** May 2022
- H. Complete Construction** December 2023
- I. Occupy** January 2024

5. Higher Education Supplement

A. Coordinating Commission for Postsecondary Education (CCPE) Review

- 1) CCPE review is required.
- 2) CCPE review is not required.

B. Method of Contracting

1) Identify method

Construction Manager at Risk (CMR)

2) Provide rationale for method selection

CMR delivery method is recommended to provide the best value. The use of an integrated design process will support a better design from a methods, scheduling, and cost estimating standpoint. The transparent bid process still optimizes the market conditions and opportunities.