



The
University of Texas
at
Arlington

Office of the President
P.O. Box 19125
Arlington, Texas 76019

June 30, 1982

Dr. Bryce Jordan
Executive Vice Chancellor
for Academic Affairs
The University of Texas System
601 Colorado Street
Austin, Texas 78701

Dear Dr. Jordan:

Attached is a request for a proposed Agenda Item for the renovation of the Cooper Center Buildings.

We have submitted with the proposed Agenda Item background information; however, we will be pleased to provide you with additional information if you so desire.

Funds for the renovation of the Cooper Center Buildings are provided for in the appropriation bill which was just passed by the special session of the Legislature.

We would appreciate your consideration for inclusion of this item on the Agenda for the Board of Regents Meeting on August 12-13, 1982.

Sincerely,

A handwritten signature in cursive script, appearing to read 'W. H. Nedderman'.

W. H. Nedderman
President

WHN:jdw:js

Attachment

U. T. ARLINGTON: RENOVATION OF COOPER CENTER - REQUEST FOR PROJECT AUTHORIZATION FOR RENOVATION OF THE COOPER CENTER BUILDINGS: APPOINTMENT OF PROJECT ARCHITECT TO PREPARE PRELIMINARY PLANS; AND APPROPRIATION THEREFOR.

RECOMMENDATIONS

President Nedderman and the Chancellor's Office recommend that the Board:

- a. Authorize the renovation of the Cooper Center Buildings at an estimated total project cost of \$1,500,000.
- b. Appoint a project architect from a list to be submitted at the meeting to prepare preliminary plans and cost estimate to be presented for consideration at a future Board meeting.
- c. Appropriate \$20,000 from ad valorem tax proceeds for fees and related project expenses through completion of preliminary plans.

BACKGROUND INFORMATION

Cooper Center is a fifty year old, five-building complex originally built by the City of Arlington for an elementary school and then used as a high school. It was acquired by The University of Texas at Arlington in 1968.

At the present, it is shared by the Graduate School of Social Work and Printing and Publications Department. The Printing and Publications Department will be relocated approximately January 1, 1983, to a Central Services Building.

All facilities are in a make-do environment. Building A is a three-story structure without adequate access for the handicapped, which indicates a need for an elevator. Building C was the old high school gymnasium with its 20-foot high ceiling. An attempt has been made to convert it to usable classroom space; but because of inadequate restroom facilities, high ceilings and lack of air-conditioning, its best use has resulted in expensive storage space.

Complete remodeling will be required to make the space functional, with the exception of a new roof which was included in an appropriation for fiscal year 1982. When renovation is completed, it will bring all of the buildings to a condition where building maintenance will suffice.

THE UNIVERSITY OF TEXAS SYSTEM
Request for Construction Project

(Due 30 Days Prior to the Board of Regents Meeting at Which It is to Be Presented)

Component Institution The University of Texas at Arlington Date June 30, 1982

Project No. _____

(To be assigned by the Office of Facilities
Planning and Construction)

To the Chancellor, The University of Texas System:

VIA: Office of Facilities Planning and Construction

1. Description of requested construction project: (Attach plot plan and sketch of project)
Rehabilitation of Cooper Center Buildings

2. Summary justification for construction: Change of function for the Printing and Publications
Department Building and upgrading of other facilities.

3. Estimated cost: (Attach detail estimate, showing method of calculation)

A. For construction cost	_____	\$	1,401,775
B. For movable equipment and furnishings	_____	\$	_____
C. For design, supervision and contingencies	_____	\$	98,225
TOTAL FUNDS REQUIRED	_____	\$	1,500,000

4. Method and sources of financing proposed:

A. From Funds previously appropriated by Board of Regents

(1) Board Meeting No.	_____	_____	_____	_____	_____
(2) Amount	_____	_____	_____	_____	_____
(3) Source of Funds*	_____	_____	_____	_____	_____
TOTAL TO DATE	_____	_____	_____	_____	_____

B. From Funds not previously appropriated by Board of Regents

(Attach draft of agenda item for submission to Board)

(1) Recommended source of funds* Legislative appropriation and ad valorem tax proceeds

(2) For preliminary study, preliminary plans, plans and specifications, construction, or _____
\$ 20,000

5. Work is to be done by (X) Contract () Local forces. Check one. (If local forces, designate department.)

6. Expected demolition:

Description

Amount

None

* If source of funds in items 4A(3) or 4B(1) is an advance to be reimbursed from another source at a later date, indicate source _____

Note: Any additional information should be given on reverse side or by supplemental attachment.

APPROVED:

W. H. Neumann

Institutional Head

Date June 30, 1982

Executive Director, Facilities
Planning and Construction

Date _____

Deputy Chancellor for Administration

Date _____

J. R. Wetzel

Chief Business Officer

Submitted by _____

Date June 30, 1982

APPROVED FOR SUBMISSION TO THE
BOARD OF REGENTS

Chancellor

Date _____

INITIAL REQUEST FOR A FEASIBILITY STUDY,
PROJECT AUTHORIZATION WITHOUT FEASIBILITY STUDY,
OR PROJECT ANALYSIS

A. General Information

Institution: The University of Texas at Arlington Date: June 30, 1982

Submitted by: W. H. Nedderman (President)

Type of Facility Proposed (classroom, lab, dorm, etc.): _____

Classroom and Office Building

Estimated Building Space 59,500 GSF 39,991 NSF

B. Project Information

1. Attach Brief Description of Project. (Include purpose, use and justification.)
2. Proposed Starting Date: 9-1-82 Projected Completion Date: 6-1-84
3. Was this Project reviewed by Faculty Planning Committee? Yes (yes or no)
4. If yes, what priority was assigned to this project by Faculty Planning Committee in reference to other projects to be considered in the next six years? Repair and Rehabilitation Projects - 2 of 11
5. If this Project is not on schedule with the Institutional Strategic Plan, attach a brief explanation of the diversion from that Plan.*

C. Estimated Cost (use best figures available)

1. Construction Cost

\$ <u>22.69</u> per GSF	\$ <u>33.76</u> per NSF	\$ <u>1,350,000</u>
Construction Contingency Allowance (<u>2</u> %)		\$ <u>27,000</u>
Architectural and Engineering Fee (6%)		\$ <u>81,000</u>
Movable Furniture and Equipment: \$ _____ per gross sq.ft.		\$ _____
Administrative Expenses (<u>2</u> %)		\$ <u>42,000</u>
Project Contingency (<u> </u> %)		\$ _____
TOTAL ESTIMATED PROJECT COST		\$ <u>1,500,000</u>

2. Projected Physical Plant Maintenance and Operating Cost of Five Year Period Following Projected Completion Date. Indicate percentage used for inflation: 9%.

	<u>Year</u>	<u>Maintenance & Operation</u>	<u>Utilities</u>	<u>Total</u>
(1)	1985	\$157,615	\$116,548	\$274,163
(2)	1986	171,800	127,038	298,838
(3)	1987	187,258	138,474	325,732
(4)	1988	204,115	150,934	355,049
(5)	1989	222,482	164,518	387,000

*Refer to capital development plan currently in use.

Note: Maintenance and Operation and Utility Cost will be incurred regardless of the renovation.

THE UNIVERSITY OF TEXAS AT ARLINGTON
REPAIR AND REHABILITATION OF COOPER CENTER

B. PROJECT INFORMATION

1. Brief Description of Project

Repair and Rehabilitation of Cooper Center

Buildings A, B, C, D & E

Cooper Center is a fifty year old, five-building complex originally built by the City of Arlington for an elementary school and then used as a high school. It was acquired by The University of Texas at Arlington in 1968.

At the present, it is shared by the Graduate School of Social Work and the Printing and Publications Department. The Printing and Publications Department will be relocated approximately January 1, 1983, into a Central Services Building. All facilities are in a make-do environment.

Building A is a three-story structure without adequate access for the handicapped, which indicates the need for an elevator. Building C was the old high school gymnasium with its 20-foot high ceiling. An attempt has been made to convert it to usable classroom space; but because of inadequate restroom facilities, high ceilings and lack of air-conditioning, its best use has resulted in expensive storage space. Complete remodeling will be required to make the space functional, with the exception of a new roof which was included in an appropriation for fiscal years 1982-83. When renovation is completed, it will bring all of the buildings to a condition where building maintenance will suffice.

THE UNIVERSITY OF TEXAS AT ARLINGTON

Future Projects (Including this Project)

June 30, 1982

<u>Project Name and Purpose</u>	<u>Year to be Submitted for Approval</u>	<u>Estimated Cost</u>	<u>Anticipated Source of Funds</u>	<u>Anticipated</u>	
				<u>GSF</u>	<u>NSF</u>
<u>A. New Construction</u>					
Engineering Building Addition	1982	\$23,291,875	Legislative Appropriation	177,000	115,000
Architecture Building	1982	9,500,000	Legislative Appropriation	100,000	65,000
Student Housing	1983	21,000,000	Revenue Bonds	337,500	202,500
University Center Addition	1983	10,000,000	Revenue Bonds	100,000	65,000
Special Events Center	1984	18,000,000	Legislative Appropriation	150,000	105,000
Conference Center	1984	7,200,000	Legislative Appropriation	80,000	52,000
Activities Building Addition	1985	2,000,000	Legislative Appropriation	12,000	8,400
Science Building Addition	1985	15,000,000	Legislative Appropriation	100,000	60,000
<u>B. Rehabilitation and Remodeling</u>					
Engineering Building	1982	6,674,000	Legislative Appropriation	126,788	93,000
Cooper Center Building	1982	1,500,000	Legislative Appropriation	59,500	39,991
Physical Education Building	1982	3,500,000	Legislative Appropriation	64,515	51,809
Swift Center Building	1985	1,300,000	Legislative Appropriation	31,248	20,323
Trinity Hall (Residence Hall)	1986	2,500,000	Revenue Bonds	42,201	25,321
Lipscomb Hall (Residence Hall)	1986	3,500,000	Revenue Bonds	63,263	37,958
Fine Arts Building	1985	8,900,000	Legislative Appropriation	223,000	145,747
Pachl Hall (Residence Hall)	1985	1,500,000	Revenue Bonds	26,938	16,163
Brazos House (Residence Hall)	1985	1,000,000	Revenue Bonds	19,712	11,827
<u>C. Landscaping and Site Work</u>					
Parking Facilities	1983	750,000	Revenue Bonds	N/A	N/A
Depression of Cooper Street	1983	7,000,000	Legislative Appropriation	N/A	N/A
Paving of Streets	1986	600,000	Legislative Appropriation	N/A	N/A