

AGENDA FOR THE SPECIAL MEETING OF THE
UNIVERSITY OF ARKANSAS BOARD OF TRUSTEES
WINTHROP ROCKEFELLER INSTITUTE
9:00 A.M., AUGUST 3, 2022

REGULAR SESSION AGENDA

University of Arkansas at Little Rock

1. Consideration of Request for Approval to Raze the Education Building, UALR
(Action)

UofA
UNIVERSITY OF ARKANSAS SYSTEM

Office of the President

July 26, 2022

TO THE MEMBERS OF THE BOARD OF TRUSTEES

Dear Trustees:

Dr. Christina S. Drale, Chancellor, University of Arkansas at Little Rock, is requesting approval to demolish the Education Building on the UA Little Rock campus.

The Education Building is a 16,719 square foot steel framed and beam structure built in 1950. The former classroom and office building has not been occupied since 2019 because of the significant level of deterioration of the building. It is not financially feasible to renovate. The last Facilities Audit Program report in 2018 (attached) shows the building's critical maintenance and deferred maintenance needs exceed \$5.22 million.

The ability to demolish the Education Building in the coming months will be especially helpful in that it will assist with the Library Plaza and Trojan Way project scheduled to begin soon and approved by the Board at its March meeting. Once razed, the building pad has been identified as a preferred location for the staging of materials and equipment for the Library Plaza and Trojan Way project, given its ideal location. The estimated cost to raze the building is \$592,647 and will be funded with university reserves.

Following completion of the Library Plaza and Trojan Way project, the building footprint will be integrated into the surrounding area to provide a larger green space that will measurably improve the living learning environment for UA Little Rock students.

I concur with Dr. Drale's recommendation. Attached is a resolution for your consideration.

Sincerely,



Donald R. Bobbitt
President
Charles E. Scharlau Presidential Leadership Chair

Attachments

2404 North University Avenue / Little Rock, Arkansas 72207-3608 / 501-686-2505

University of Arkansas, Fayetteville / University of Arkansas at Little Rock / University of Arkansas at Pine Bluff
University of Arkansas for Medical Sciences / University of Arkansas at Monticello / Division of Agriculture / Criminal Justice Institute
Arkansas Archeological Survey / Phillips Community College of the University of Arkansas / University of Arkansas Community College at Hope - Texarkana
University of Arkansas Community College at Batesville / Cossatot Community College of the University of Arkansas
University of Arkansas Community College at Morrilton / University of Arkansas at Fort Smith
University of Arkansas - Pulaski Technical College / University of Arkansas Community College at Rich Mountain
Arkansas School for Mathematics, Sciences and the Arts / University of Arkansas Clinton School of Public Service / University of Arkansas System eVersity

The University of Arkansas is an equal opportunity/affirmative action institution.

RESOLUTION

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ARKANSAS THAT the Board hereby approves the demolition and removal of the Education Building located on the campus of the University of Arkansas at Little Rock.

BE IT FURTHER RESOLVED THAT the President and Chief Financial Officer, and the Chancellor and Vice Chancellor for Finance and Administration of the University of Arkansas at Little Rock, are authorized to take such actions as are reasonably necessary to implement this resolution.

Building Needs Detail Report

Institution: University of Arkansas - Little Rock

Campus: The Main Campus

| | | |
|-------------------------------------|--|-----------------------------|
| Building: Education | E and G Sq. Ft.: 16,719 | Reviewer: |
| Location: main campus | Aux. Sq. Ft.: 0 | Review Date: |
| Function: Office (Maximum 4 Floors) | Total Sq. Ft.: 16,719 | Maint. Needs: \$2,394,668 |
| Structure Type: STEEL FRAME & BEAM | Year Built: 1950 | Critical Needs: \$2,825,200 |
| Seismic Mult: 1.00 | | |
| Adj. CRV: \$2,778,546 | Facility Condition Index (FCI) to 4 Decimals: 0.8618 | |

| | Percent | Age | Life | C.M. | Maint Needs | Critical Needs | Calc Method |
|---|---------|-----|------|--------|-------------|----------------|-------------|
| 1110 Footings And Foundations | | | | | | | |
| 002 Cast-in-place Or Pre-cast Concrete | 100% | 68 | 100 | 0.0204 | \$38,484 | \$0 | * |
| 1120 Excavation And Backfill | | | | | | | |
| 001 Excavation And Backfill | 100% | 68 | 100 | 0.0058 | \$10,968 | \$0 | * |
| 1220 Exterior Closure Walls | | | | | | | |
| 012 Hollow Or Concrete Block; Brick Masonry | 100% | 50 | 50 | 0.1001 | \$278,160 | \$125,000 | * |
| 1280 Columns And Beams | | | | | | | |
| 001 Columns And Beams | 100% | 68 | 100 | 0.0114 | \$21,551 | \$0 | * |
| 1310 Slab On Grade | | | | | | | |
| 001 Reinforced Concrete Floor Slabs | 100% | 68 | 100 | 0.0189 | \$35,789 | \$0 | * |
| 1330 Floor Finishes | | | | | | | |
| 001 Carpeting | 50% | 12 | 12 | 0.0845 | \$117,432 | \$200,000 | * |
| 002 Resilient Vinyl Tile | 50% | 20 | 20 | 0.0845 | \$117,432 | \$100,000 | * |
| 1410 Roof Construction | | | | | | | |
| 004 Reinforced Concrete Roof Slabs | 100% | 68 | 75 | 0.0204 | \$51,311 | \$0 | * |
| 1430 Roof Covering | | | | | | | |
| 001 Roll Roofing / Single Ply | 100% | 12 | 12 | 0.0122 | \$33,957 | \$160,200 | * |
| 1440 Roof Insulation | | | | | | | |
| 001 Expanded Perlite,polyurethane & Fiber Bd | 100% | 40 | 40 | 0.0070 | \$19,525 | \$0 | * |
| 2110 Ceiling Finishes | | | | | | | |
| 002 Plaster | 100% | 40 | 40 | 0.0629 | \$174,876 | \$100,000 | * |
| 2210 Interior Surface / Exterior Wall | | | | | | | |
| 005 Brick | 100% | 68 | 75 | 0.0154 | \$38,740 | \$0 | * |
| 2230 Partitions | | | | | | | |
| 001 Drywall | 100% | 40 | 40 | 0.0291 | \$80,928 | \$0 | * |
| 2240 Wall Finishing | | | | | | | |
| 001 Interior Paint-on Masonry (high Use) | 50% | 2 | 2 | 0.0166 | \$23,062 | \$0 | * |
| 005 Interior Paint-on Drywall | 50% | 7 | 7 | 0.0166 | \$23,062 | \$60,000 | * |
| 2310 Windows And Glaze Walls | | | | | | | |
| 001 Operable Glazing;fixed,single,double | 100% | 40 | 40 | 0.0247 | \$68,761 | \$200,000 | * |
| 2320 Exterior Closure Doors | | | | | | | |
| 004 Hollow Metal Door Frame;solid Core Wood | 100% | 40 | 40 | 0.0042 | \$11,600 | \$85,000 | * |
| 2330 Interior Doors | | | | | | | |
| 002 Solid Core Wood;hollow Metal | 100% | 30 | 30 | 0.0501 | \$139,222 | \$20,000 | * |
| 3110 HVAC System (20 Year Life Components) | | | | | | | |
| 001 Twenty (20) Year Life Components | 100% | 20 | 20 | 0.0508 | \$141,203 | \$385,000 | * |
| 3115 HVAC System (30 Year Life Components) | | | | | | | |
| 001 Thirty (30) Year Life Components | 100% | 30 | 30 | 0.1524 | \$423,323 | \$200,000 | * |
| 3220 Plumbing System (20 Year Life Component) | | | | | | | |
| 001 Twenty (20) Year Life Components | 100% | 20 | 20 | 0.0071 | \$19,808 | \$0 | * |
| 3225 Plumbing System (40 Year Life Component) | | | | | | | |
| 001 Forty (40) Year Life Components | 100% | 40 | 40 | 0.0201 | \$55,746 | \$615,000 | * |
| 3310 Electrical/lighting (20 Year Life Comp.) | | | | | | | |
| 001 Twenty (20) Year Life Components | 100% | 20 | 20 | 0.0300 | \$83,476 | \$140,000 | * |
| 3315 Electrical/lighting (40 Year Life Comp.) | | | | | | | |
| 001 Forty (40) Year Life Components | 100% | 40 | 40 | 0.1203 | \$334,187 | \$175,000 | * |
| 4110 Stairs | | | | | | | |
| 001 Steel Pan Stairs | 100% | 40 | 40 | 0.0112 | \$31,125 | \$0 | * |
| 4210 Fire Protection | | | | | | | |
| 001 Fire Protection(sprinklers & Standpipes) | 100% | 40 | 40 | 0.0040 | \$11,036 | \$80,000 | * |

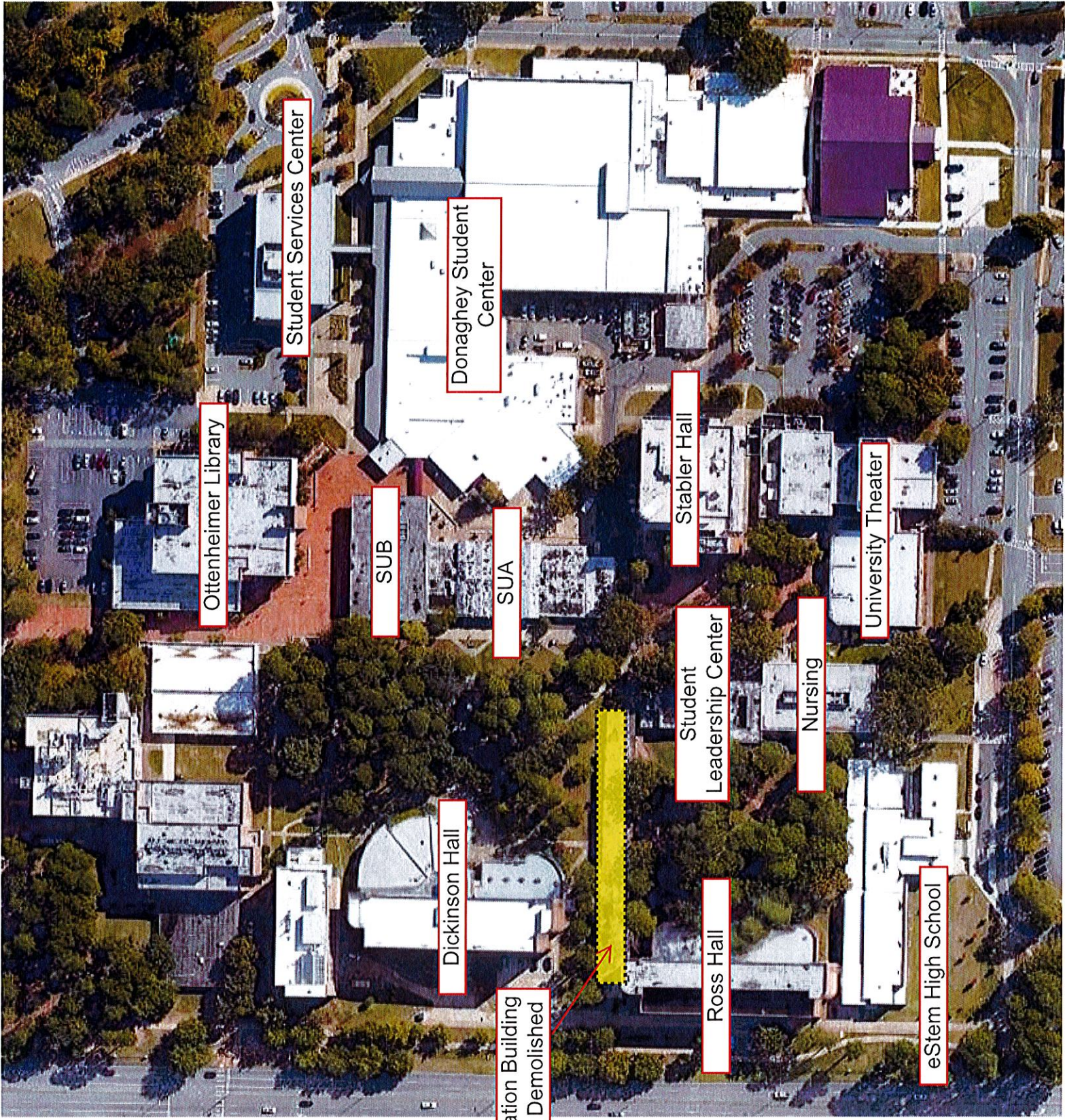
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|-------------------------------|---------|-----|------|--------|-------------|----------------|-------------|
| 4410 Special Safety | | | | | | | |
| 001 Special Electrical System | 100% | 20 | 20 | 0.0036 | \$9,903 | \$50,000 | * |
| 4510 Asbestos Abatement | | | | | | | |
| 001 Asbestos Abatement | 100% | 0 | 0 | 0.0000 | \$0 | \$120,000 | * |
| 7110 ADA Compliance | | | | | | | |
| 001 ADA Compliance | 100% | 0 | 0 | 0.0000 | \$0 | \$10,000 | * |



Ottenheimer Library

Student Services Center

Donaghey Student Center

SUB

SUA

Stabler Hall

University Theater

Student Leadership Center

Nursing

Dickinson Hall

Ross Hall

eStem High School

Education Building to be Demolished