MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Register of University of Northern Iowa Capital Improvement Business Transactions for Period of February 14, 2002, through March 20, 2002

Date: April 8, 2002

Recommended Action:

Approve the Register of Capital Improvement Business Transactions for the University of Northern Iowa.

Executive Summary:

Requested Approvals

Program statement for the Towers Center Improvements project which would provide dining and mechanical upgrades including development of a "market place" food service area (see page 2).

Change Order #2 ($110,983) with Cardinal Construction and Amendment #5 ($16,000) with BWBR Architects for the McCollum Science Hall Addition project to upgrade the building’s chilled water capacity to improve the cooling distribution system and support future renovation work in McCollum Science Hall (see page 6).

Board ratification of a revised project budget ($337,000) for the Regents Complex Tuckpointing—Phase 2 project which was approved by the Executive Director to allow award of the construction contract (see page 7).
Background and Analysis:

Towers Center Improvements

Project Summary

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<th>Amount</th>
<th>Date</th>
<th>Board Action</th>
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</thead>
<tbody>
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<td></td>
<td>June 2001</td>
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<tr>
<td></td>
<td>Jan. 2002</td>
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Permission to Proceed
Architectural Agreement (RDG Bussard Dikis, Des Moines, IA) $ 757,400
Program Statement

Background

The Food Service Comprehensive Master Plan for the Department of Residence and Maucker Union indicated that the University’s residential dining facility kitchens and serving systems were nearing the end of their useful lives.

The Master Plan also noted that the dining facilities were in need of renovation and reconfiguration to facilitate modern production and serving techniques and provide a greater variety of food offerings, extended operating hours, and reorganization of service systems in response to user needs.

The University has completed the Redeker Dining Center Improvements project which was the first in a three-phase improvement plan for the Residence System dining centers.

Project Scope

The proposed project would provide dining and mechanical upgrades for the Towers Center, which is a major dining facility used by students residing in Bender, Dancer, and Campbell Residence Halls. (See Attachment A for map.)

The project would renovate the first floor space of the Towers Center to provide a “market place” food service outlet, reconfigure food storage spaces and replace food service equipment, and modify or replace the heating, ventilating and air conditioning systems serving the facility.

Building Program

The building program details both required and optional project components.

- The University will evaluate the cost of incorporating the optional components (detailed on the following pages) into the project during the schematic design phase.
The building program includes:

**Required Components**

- Marketplace food service area with multiple meal selections.
  - Included is a Grab ‘n Go area which would provide breakfast and sack lunch selections.
- Dining areas (including a private dining area) with up to 650 seats, and Grab ‘n Go dining area with 50 seats.
- Kitchen/food preparation, washing, and food service storage areas.
- Food service support areas including offices, conference room, receiving room and dock, custodial areas and restrooms.
- Building service areas (mechanical room, stairs, elevators).

**Optional Components**

- Additional support areas including restrooms, locker room, offices and laundry room.
- Meeting, conference room, computer laboratory and study areas.
- Additional building service areas (various storage areas and elevator).

**Anticipated Cost** $8,500,000.

**Anticipated Funding** Dormitory Revenue Bonds.
## Detailed Building Program

### Required Components

#### Dining
- General Dining: 9,000 nsf
- Closed Dining Area: 1,500 nsf
- Grab ‘n Go Dining: 700 nsf

**Total Dining:** 11,200 nsf

#### Marketplace Selections
- Broiler Grille: 600 nsf
- International: 600 nsf
- Deli Sandwich: 550 nsf
- Hearth Pizza: 550 nsf
- Fresh Pasta: 525 nsf
- Traditional w/ BBQ, Carvery: 525 nsf
- Cold Beverages: 500 nsf
- Sizzlin Salads w/ Vegan: 450 nsf
- Grab ‘n Go: 360 nsf
- Baked Goods/Dessert: 350 nsf
- Hot Beverages: 150 nsf
- Cereal Bar: 140 nsf
- Waffle/Omelette Bar: 120 nsf
- Soups: 80 nsf

**Total Marketplace Selections:** 5,500 nsf

#### Warewashing
- 2,280 nsf

#### Food Service Storage
- Dry Food and Paper Storage: 1,180 nsf
- Cold Food Storage: 900 nsf

**Total Food Service Storage:** 2,080 nsf

#### Kitchen
- Cold Food Preparation: 900 nsf
- Hot Food Preparation: 800 nsf

**Total Kitchen:** 1,700 nsf

#### Support
- Administrative Offices: 570 nsf
- Custodial/Recycling/Staff Restrooms: 560 nsf
- Receiving Room/Dock: 450 nsf
- Conference Room: 80 nsf

**Total Support:** 1,660 nsf

**Total Required Components:** 24,420 nsf
### Optional Components

#### Meeting/Study
- Meeting/Conference Room Space: 3,000
- Computer Laboratory: 1,580
- Study Lounge: 450
- Meeting/Study Room (4): 400
- Equipment Storage: 235

Total: 5,665 nsf

#### Support
- Restrooms (Employee and Public): 690
- Employee Locker Room: 350
- Residence Staff Office (3): 300
- Laundry: 270
- Maintenance Office: 100

Total: 1,710 nsf

**Total Optional Components**: 7,375 nsf

**Total Net Assignable Space**: 31,795 nsf
McCollum Science Hall Addition

Project Summary

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* Approved by University in accordance with Board procedures.

Background

This project would construct an addition to McCollum Science Hall to provide needed laboratory, classroom, research and office space for the science departments, particularly the Department of Biology.

Building Cooling System

Cooling for the McCollum Science Hall is currently provided by the campus well water system.

- The majority of the campus cooling system is provided by well water, which is supplemented by chillers in some campus buildings, to increase the building cooling capacity and provide dehumidification.

Construction

Change Order #2 ($110,983) would upgrade the new chillers to better
The current chiller in McCollum is inoperable and will be removed. The Chillers will have the capacity to serve the addition, a future fourth floor to the building, as well as renovated space in the existing building. (Construction of the fourth level and the renovation of existing space in McCollum Science Hall are included in the Science Building Renovation projects in the University’s Five Year Capital Plan.)

Architectural Amendment Amendment #5 ($16,000) would provide compensation for additional design services to upgrade the chiller capacity, and minor interior finish design modifications to improve the integration of the addition with the existing building.

**Regents Complex Tuckpointing—Phase 2**

<table>
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<tr>
<th>Project Description and Total Budget (Howard R. Green Company, Cedar Rapids, IA)</th>
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* Approved by Executive Director in accordance with Board procedures.

Background The Regents Complex includes Shull, Noehren, Hagemann and Rider Residence Halls.

Of the four facilities, Shull Hall, which was constructed in 1964, has the most critical need for building envelope repairs.

The Phase 1 tuckpointing project provided the majority of the building envelope repairs for Shull Hall; the Phase 2 project would complete improvements for Shull Hall including installation of vertical and horizontal control joints, replacement of wall ties and flashings, tuckpointing, and miscellaneous caulking and painting.
Revised Budget

The revised budget of $337,000, an increase of $37,000, was approved by the Executive Director to allow award of the construction contract.

Funding

Residence System Improvement Funds.

### Project Budget

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Included in the University’s capital register for Board ratification is one amendment approved by the University, the acceptance of two completed construction contracts, and two final reports. These items are listed in the register prepared by the University, which is included in the Regent Exhibit Book.

[Signatures]

Sheila Lodge

Approved: Gregory S. Nichols