

Contact: John Nash

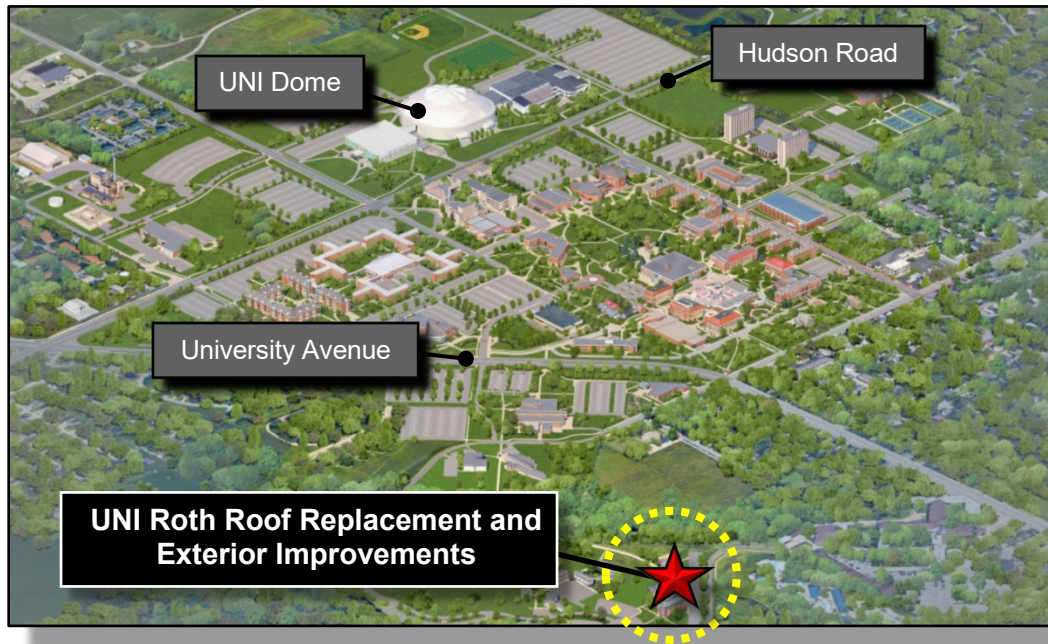
REGISTER OF UNIVERSITY OF NORTHERN IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Recommend the Board approve the:

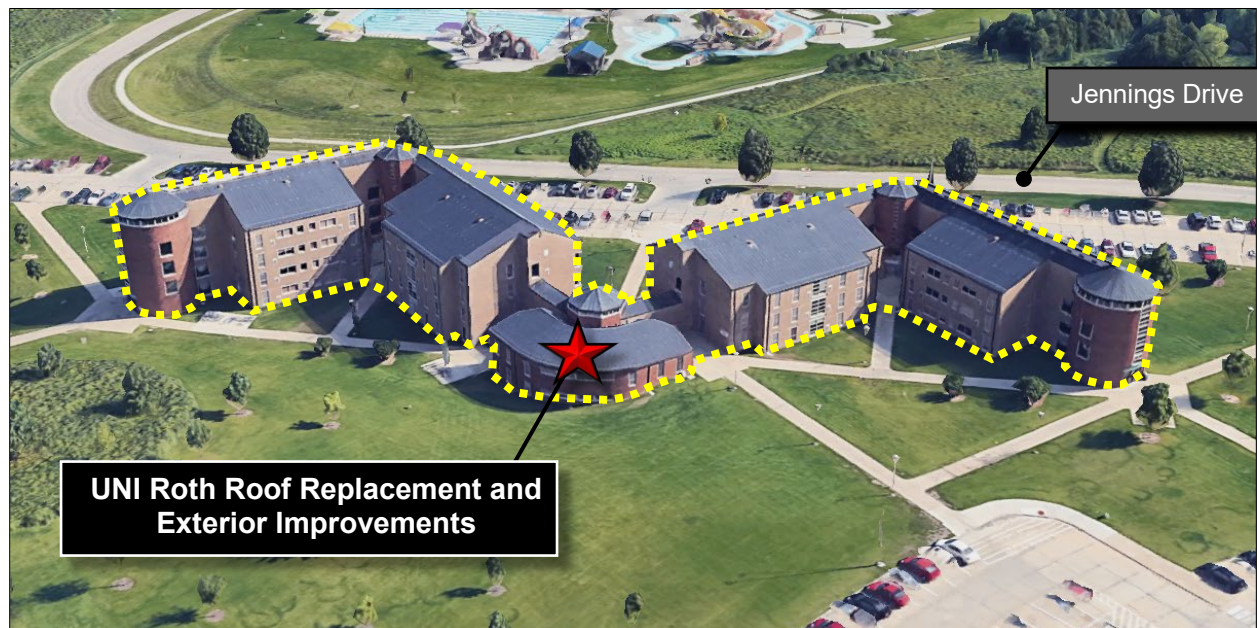
1. Project Descriptions and Budgets for the:
 - **Roth Roof Replacement and Exterior Improvements** (\$2,376,000) and the
 - **Wellness Recreation Center Roof Replacement - Phase 1** (\$2,615,000) projects with the understanding, that approval is authorization to proceed with construction.

**UNI project #1 of 2
Roth Roof Replacement and Exterior Improvements**

Executive Summary: The University of Northern Iowa requests Board approval of the Project Description and Budget for the **Roth Roof Replacement and Exterior Improvements** project. The \$2,376,000 project budget would be funded by Residence System Funds.



University of Northern Iowa campus, looking northwest



UNI Roth Apartments, looking east

Background: Built in 1993, Roth Apartments’ original roof is reaching the end of its 30-year roof warranty. This project would replace the entire existing metal roof. Like the existing roof, the new roof would be a prefinished standing seam metal roof over the existing roof deck. To meet the State of Iowa Building Code energy conservation requirements, new rigid roof insulation would also be installed. New gutters, tuck-pointing the exterior masonry walls and caulking around windows would also be included in the project.

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Indefinite Design Professional Services Selection for Architecture – Maintenance & Building Envelope ➤ ISG, Waterloo		Sep. 2021	Not Required*
ISG, Inc. Agreement ➤ Schematic Design – Record Documents	\$75,000	Nov. 2021	Not Required*
Project Description and Budget	\$2,376,000	Feb. 2022	Action Required

Project Budget

Planning, Design & Management	\$ 151,425
Construction	2,023,500
Contingency	201,075
Total	\$ 2,376,000

Proposed Source of Funds

Residence System Funds

Proposed Schedule

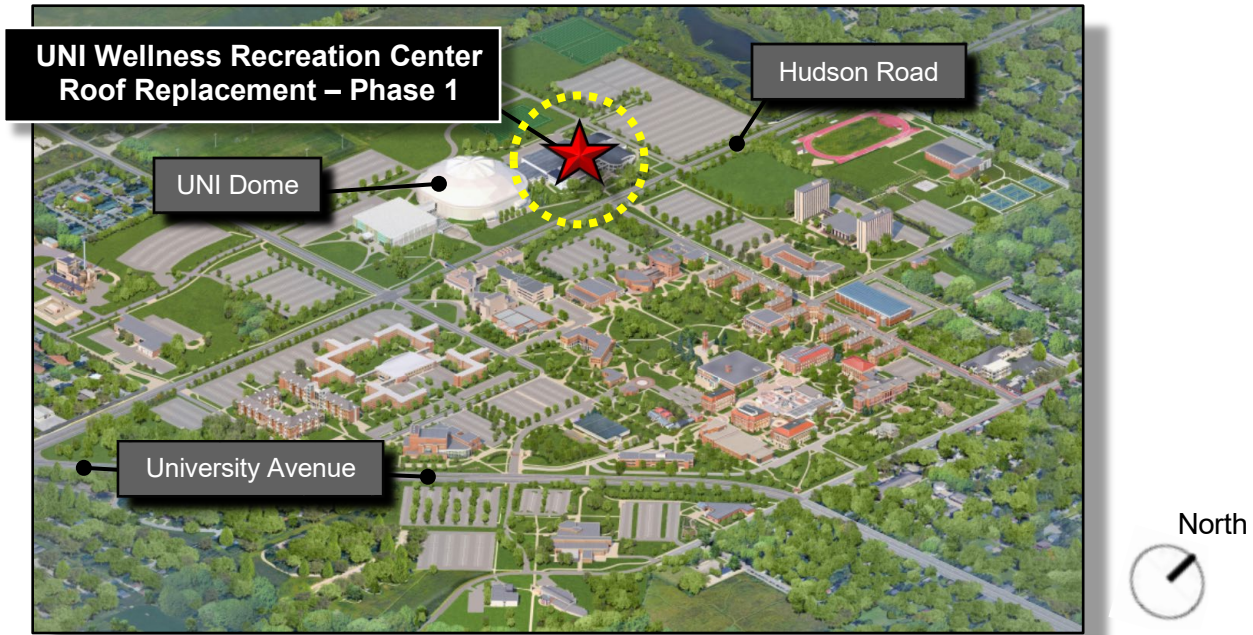
Construction: April 2022 – August 2023

About UNI’s Roth Apartments: Roth Apartments are located on the south side of UNI’s campus, south of University Avenue and near the Jennings Court Apartments. It is home to upper-division students, living one, two and three-bedroom apartments. It also offers eight-bedroom apartments, which include four bedrooms and two bathrooms on each side of one common living space.

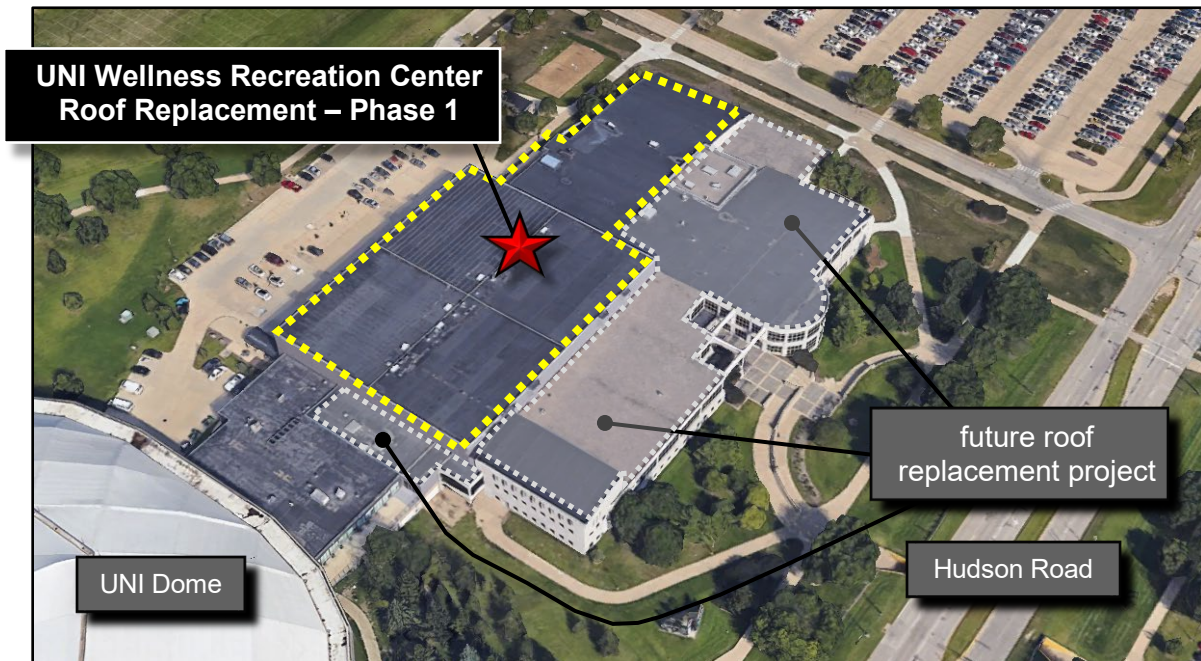
The apartments have fully-equipped kitchens, but UNI meal plans are optional. An adjacent paved walking trail leads students directly to UNI’s campus.

**UNI project #2 of 2
Wellness Recreation Center Roof Replacement – Phase 1**

Executive Summary: The University of Northern Iowa requests Board approval of the Project Description and Budget for the **Wellness Recreation Center (WRC) Roof Replacement – Phase 1** project. The \$2,615,000 project budget would be funded by three sources.



University of Northern Iowa campus, looking northwest



UNI Wellness Recreation Center roof, looking northwest

Background: In December 2021, two of WRC’s roof sections were damaged by a wind storm and are in need of replacement. Other roof areas in this project have reached the end of their useful lives and are in poor condition. This makes up roughly 50% of WRC’s roof as indicated by the dashed yellow line on the roof photo. As future funds are available, UNI would address the other 50% and install lightning protection.

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Indefinite Design Professional Services Selection, Architecture – Maintenance & Building Envelope ➤ ISG, Waterloo		Sep. 2021	Not Required*
ISG, Inc. Agreement ➤ Schematic Design – Record Documents	\$48,000	Nov. 2021	Not Required*
Project Description and Budget	\$2,615,000	Feb. 2022	Action Required

Proposed Project Budget

Planning, Design & Management	\$ 151,390
Construction	2,239,850
Contingency	223,760
Total	\$ 2,615,000

Proposed Source of Funds

Building Repairs	\$ 500,000
State of Iowa 29c.20 Claim ¹	615,000
Institutional Funds	1,500,000
Total	\$ 2,615,000

¹ On 12/15/21, the UNI Wellness Recreation Center’s roof sustained \$615,000 in wind damage.

Subsequently, UNI filed a 29c.20 claim with the Auditor of State’s Office and the Executive Council for those funds. Meanwhile, UNI is proceeding with the project using their own funds, until they can be reimbursed.

Proposed Schedule

Construction: April 2022 – August 2023

About UNI’s Wellness Recreation Center: UNI’s Wellness Recreation Center opened in August 1997 with full completion in 1998. Programs in the WRC include aquatics, intramural sports, outdoor recreation, group fitness, personal fitness and sports clubs.

It also houses the “Glen F. Henry Swimming and Diving Pool,” home of the UNI women’s swimming and diving team. The pool consists of eight 25-yard lanes.