

Contact: John Nash

REGISTER OF UNIVERSITY OF NORTHERN IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Recommend the Board approve the proposed:

1. Permission to Proceed with Project Planning for the:
 - **UNI-Dome Modernization** project, including the Design Professional Selection Process.
2. Project Description and Budget for the:
 - **Steam Distribution System Emergency Repairs** (\$5,400,000) project with the understanding that approval is authorization to proceed with construction.

UNI project #1 of 2
UNI-Dome Modernization

Executive Summary: The University of Northern Iowa requests Board approval of Permission to Proceed with Project Planning to modernize the UNI-Dome's interior. The estimated project budget of approximately \$50 million would be funded by UNI Foundation Funds and Gifts.



UNI-Dome, looking south

Background: Built in 1976, the UNI-Dome is a unique and iconic venue. It serves as the home for the intercollegiate athletics' football program, and is used for indoor track and softball, IHSAA football playoffs, USA wrestling, and numerous events and shows that benefit the university, community, and state.

The project's scope of work would include enhancing the spectator experience through new seating and suites with improved ADA seating. Enhanced gathering spaces, concessions, entry areas, an expanded concourse, expanded restrooms, a new track surface, and the replacement of outdated infrastructure would also be part of the project.

In 2020, UNI conducted a facility study of the UNI-Dome. It identified needs, which could provide a more modern, multi-purpose facility for UNI student-athletes, students, staff, fans and the larger Cedar Falls community through modernization. Specifically, it identified that the current restrooms did not have enough fixtures to serve the UNI-Dome's occupant capacity. ADA seating needed to be expanded. Elevators were needed to provide access to multiple levels. The UNI-Dome sound

system and graphics needed to be updated. Existing bench seating needed to be replaced and new handrails added. Suites were also needed.

In general, the UNI-Dome has numerous deferred maintenance issues that must be addressed in order to extend the life of the facility. Deferred maintenance items may include:

- Sanitary and Domestic water piping replacement,
- HVAC equipment and controls upgrades,
- Lighting upgrades,
- Fire Alarm panel replacement,
- Arc Flash study,
- Modern code compliance issues and
- ADA accessibility at all levels.

Any renovations would be carefully planned and phased to meet the needs of the UNI Athletics Department and the University.

Other recent Board approvals at the UNI-Dome:

July 2020: "UNI-Dome Football Team Room" project \$2,070,000

February 2023: "UNI-Dome Fabric Roof Replacement" project \$9,150,000

UNI project #2 of 2
Steam Distribution System Emergency Repairs

Executive Summary: The University of Northern Iowa requests Board approval of the Project Description and Budget to make emergency steam distribution repairs in UNI’s utility tunnels. The \$5.4 million project budget would be funded by State and University Funds.

Background: In December 2022, unsafe movement was found in the support anchors for the 12” high pressure steam pipes in UNI’s main utility tunnel. Movement was also observed in the support anchors for the steam condensate return piping. To maintain crucial steam service to campus through the winter, temporary steam systems were built. Since steam is used to provide heat and hot water to campus, and also used to provide cooling through steam absorption chillers throughout campus, timing of the repairs was critical.

A temporary aboveground steam pipe was installed on west campus to allow the damage to be bypassed, and a temporary steam boiler was installed on south campus to ensure adequate steam supply to campus buildings. These temporary installations allowed steam service to the majority of campus, all but six buildings, while permanent repairs are made. These temporary systems are now complete.

The existing anchors for the steam and condensate pipes in portions of the steam distribution system need to be repaired, and a second anchor at each anchor point would be installed for approximately 8,400 feet of steam pipe and 8,400 feet of condensate pipe. The expansion joints would be replaced, and pipe insulation replaced.

Project Summary

	Amount	Date	Board Action
Emergency Steam Distribution Repairs Required		Dec. 2022	Not Required*
Design Professional Selection, “Indefinite Services Agreement for Power Plant and Utilities,” Shive-Hattery Architecture + Engineering, Iowa City		Dec. 2022	Not Required*
Invision Architecture Agreement For Temporary Repairs	\$125,000	Dec. 2022	Not Required*
Emergency Contract Authorization by Executive Director Braun		Jan. 2023	Not Required*
Invision Architecture Amendment #1 For Permanent Repairs	125,000	Mar. 2023	Not Required*
Ratification of Emergency Contract Authorization		Apr. 2023	Requested
Project Description and Budget	\$5,400,000	Apr. 2023	Requested

* Approved by Executive Director, consistent with Board policy.

Project Budget

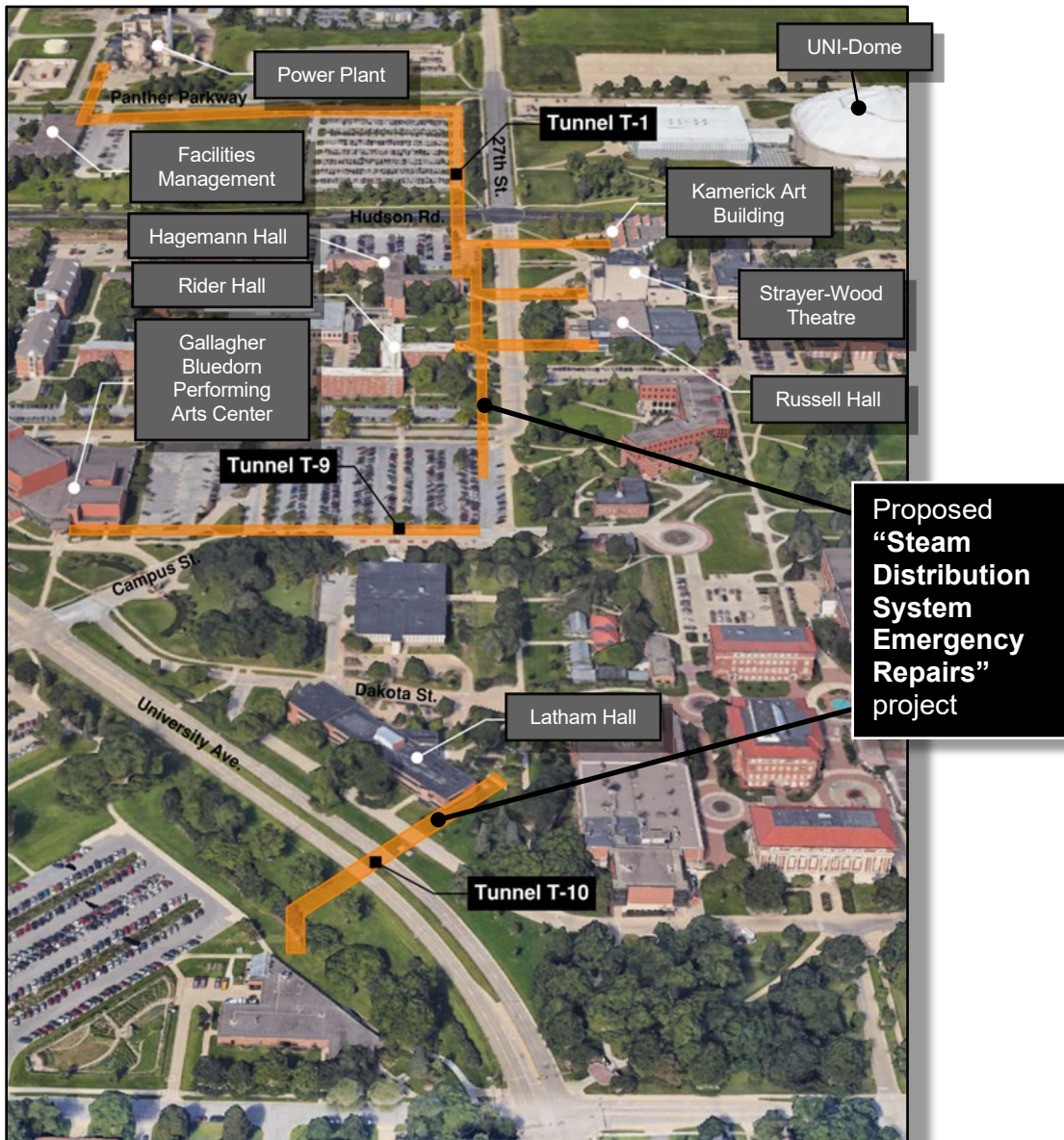
Planning, Design and Management	\$ 412,000
Construction	2,963,000
Equipment	1,625,000
Contingency	400,000
Total	\$ 5,400,000

Source of Funds

State and University Funds

Schedule

Construction: Jan. 2023 to July 2023



University of Northern Iowa's Steam Distribution System, looking west

