

Contact: John Nash

**REGISTER OF UNIVERSITY OF NORTHERN IOWA**  
**CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS**

**Actions Requested:** Recommend the Board approve the:

1. Project Description and Budget for the:
  - **Steam Distribution Replacement Phase 2C – South Campus & Tunnel T5 Vault Repairs** (\$3,327,500) project with the understanding that approval is authorization to proceed with construction.
2. Schematic Design, Project Description and Budget for the:
  - **UNI-Dome Football Team Room** (\$2,070,000) project with the understanding that approval is authorization to proceed with construction.

**UNI project #1 of 2  
Steam Distribution Replacement Phase 2C –  
South Campus & Tunnel T5 Vault Repairs**

**Executive Summary:** This project would replace roughly 900 feet of steam piping in the ground and in a tunnel running between the Industrial Technology Center and University Avenue. One underground steam vault would be repaired also. The project budget of \$3,327,500 would be funded by Utilities Bonds and Utilities System Funds.

**Background:** This is the third phase of construction under a single \$30,000,000 Permission to Proceed with Project Planning approved by the Board in February 2017. Phase 2A's construction was complete in Fall 2019. Phase 2B's construction will be complete in Fall 2021. Phase 2C's construction would start in Summer 2021 and be complete in Fall 2022, and done in coordination with the new Industrial Technology Center Modernization project.

**Project Summary**

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning, Steam Distribution System Replacement Phase 2			
➤ Phases 2A, 2B, 2C and future phases	\$30,000,000	Feb. 2017	Approved
Design Professional Selection			
➤ Shive Hattery Architecture & Eng., Iowa City		May 2017	Not Required*
Design Professional Agreement, Schematic Design – Record Documents	695,000	Aug. 2017	Not Required*
Design Professional Amendment #1			
➤ Phase 2A	175,000	Nov. 2018	Not Required*
Project Description and Budget, Phase 2A	\$2,500,000	Feb. 2019	Approved
Utility Enterprise Pro Forma		Sep. 2019	Approved
Project Description and Budget, Phase 2B	\$9,950,000	Sep. 2019	Approved
Design Professional Amendment #2			
➤ additional construction admin. services	13,000	Dec. 2019	Not Required*
Design Professional Amendment #3			
➤ Phase 2C	226,000	Jun. 2020	Not Required*
<b>Project Description and Budget, Phase 2C</b>	<b>\$3,327,500</b>	<b>Jul. 2020</b>	<b>Approved</b>

\* Approved by Executive Director, consistent with Board policy.

**Project Budget**

Planning, Design & Management	\$ 357,500
Construction	2,710,000
Contingency	260,000
<b>Total</b>	<b>\$ 3,327,500</b>

**Source of Funds**

Utilities Bonds and Utilities System Funds

**Schedule**

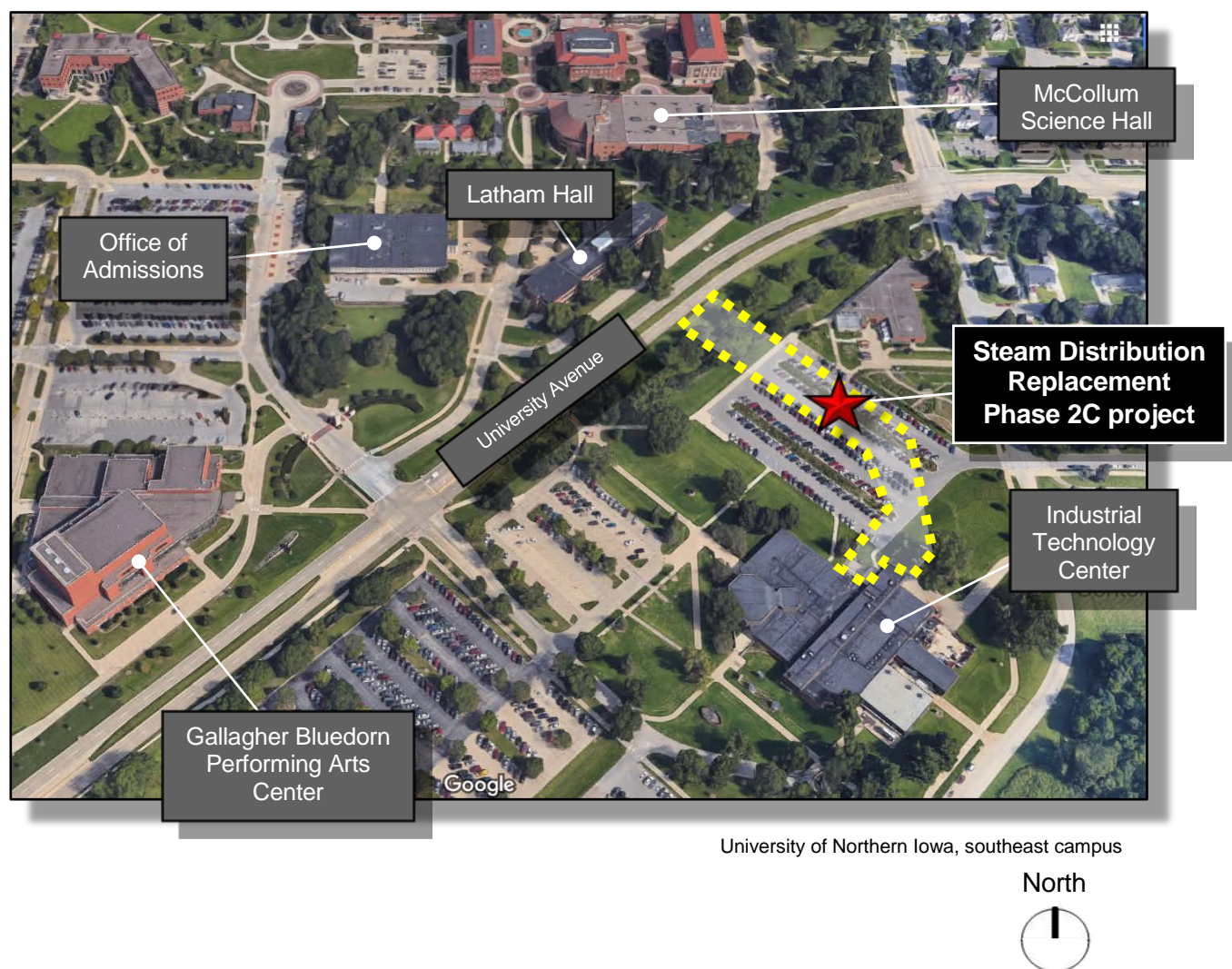
Construction: Summer 2021 – Fall 2022

UNI's steam distribution system runs throughout campus and provides heating, cooling and domestic hot water to all facilities.

In 2016, the University hired a consultant to review the condition of UNI's existing steam distribution system, assess repairs and develop the "UNI Utility Master Plan." Through Phases 2A, 2B, 2C and future phases, the University plans to follow that master plan and replace as much of the existing steam distribution system as possible. UNI's steam distribution system was installed in 1969, 1975, 1980 and 1984 and has out lived its useful life. Specifically, Phase 2C's original steam piping was installed in 1975.

As recommended by the master plan, Tunnel T5 Vault, an underground steam vault north of the Industrial Technology Center, would be repaired also.

### Project Location



UNI project #2 of 2  
UNI-Dome Football Team Room

**Executive Summary:** Project would build a 120 to 138 seat, 2,400 square foot football team meeting room in the northeast corner of the UNI-Dome, which would double as premium seating for events. The room would have the flexibility to be divided into two, 60 to 69-seat rooms. The concourse level above would be expanded toward the football field by 1,000 square feet. The project budget of \$2,070,000 would be funded by the Athletics Foundation.



**Background:** Over the past two decades, UNI football coaches have searched for a meeting room large enough to hold the entire football team at one time and in close proximity to the practice field. Several attempts to facilitate this need have failed due to the various existing rooms being too small or because of scheduling conflicts.

<b>Project Summary</b>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Design Professional Selection			
➤ HKS Architects, Dallas, Texas		Oct. 2018	Not Required*
Design Professional Agreement			
➤ Schematic Design – Record Documents	\$178,000	Oct. 2018	Not Required*
Program Statement		Mar. 2020	Not Required*
<b>Schematic Design</b>		<b>Jul. 2020</b>	<b>Requested</b>
<b>Project Description and Budget</b>	<b>\$2,070,000</b>	<b>Jul. 2020</b>	<b>Requested</b>

\* Approved by Executive Director, consistent with Board policy.

<b>Project Budget</b>	
Planning, Design & Management	\$ 308,100
Construction	1,419,415
Furniture & Equipment	204,875
Contingency	137,610
<b>Total</b>	<b>\$ 2,070,000</b>

**Source of Funds**  
Athletics Foundation

**Schedule**  
Construction: December 2020 – August 2021

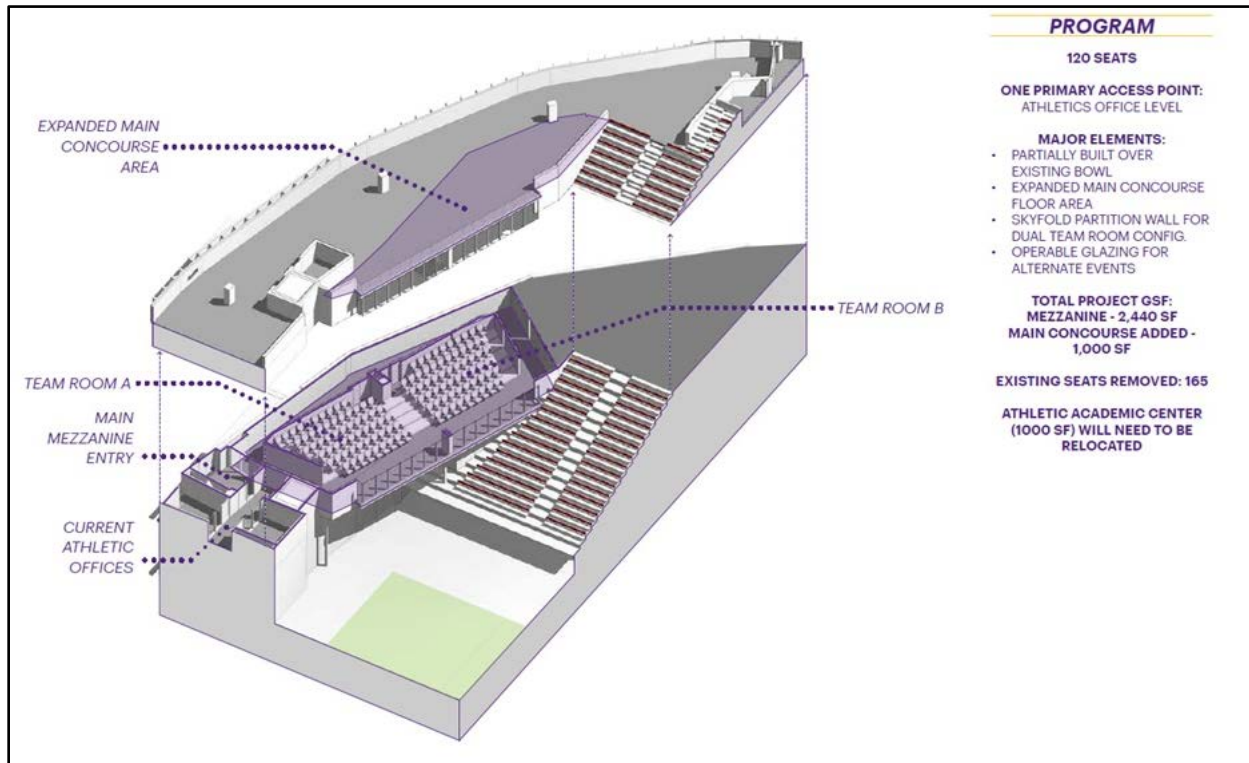
Prior to selecting this schematic design, several concepts were developed for the best fit within the UNI-Dome. The proposed design would expand the concourse level above by 1,000 square feet and provide a football team room that would double as premium seating for not only for football games, but special events, generating additional revenue for the UNI Athletics Department and the UNI-Dome.

This new room would have built-in flexibility to be divided into two separate rooms and would be carved out of 165 existing seats.

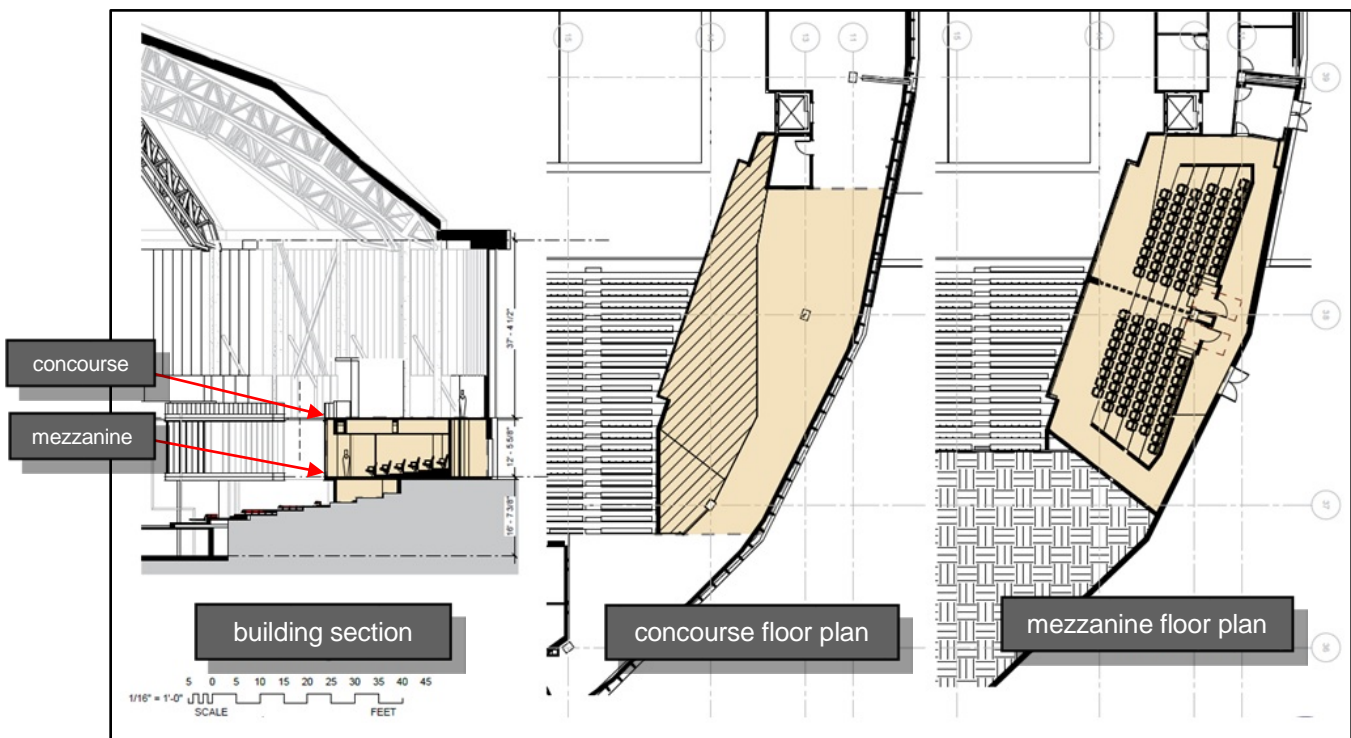
Constructed in 1976, the UNI-Dome is a multi-purpose stadium that seats over 16,300. While it is primarily home to the UNI Panthers football team, it has hosted multiple special events, including the Iowa State High School Football Championship every year since 1976.

The UNI-Dome, the McLeod Center and the Wellness Recreation Center make up UNI's Athletic Complex.





UNI-Dome Football Team Room,  
expanded view showing widened concourse above and new football team room below



UNI-Dome Football Team Room

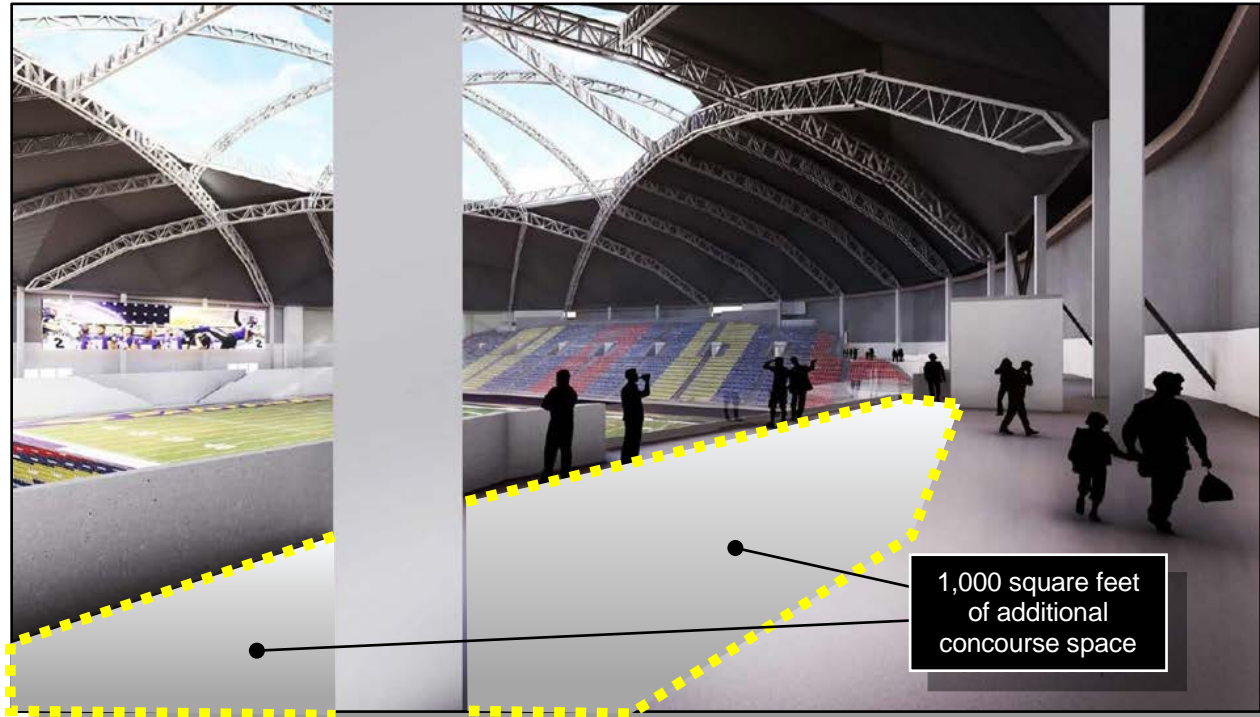


UNI-Dome Football Team Room, looking north

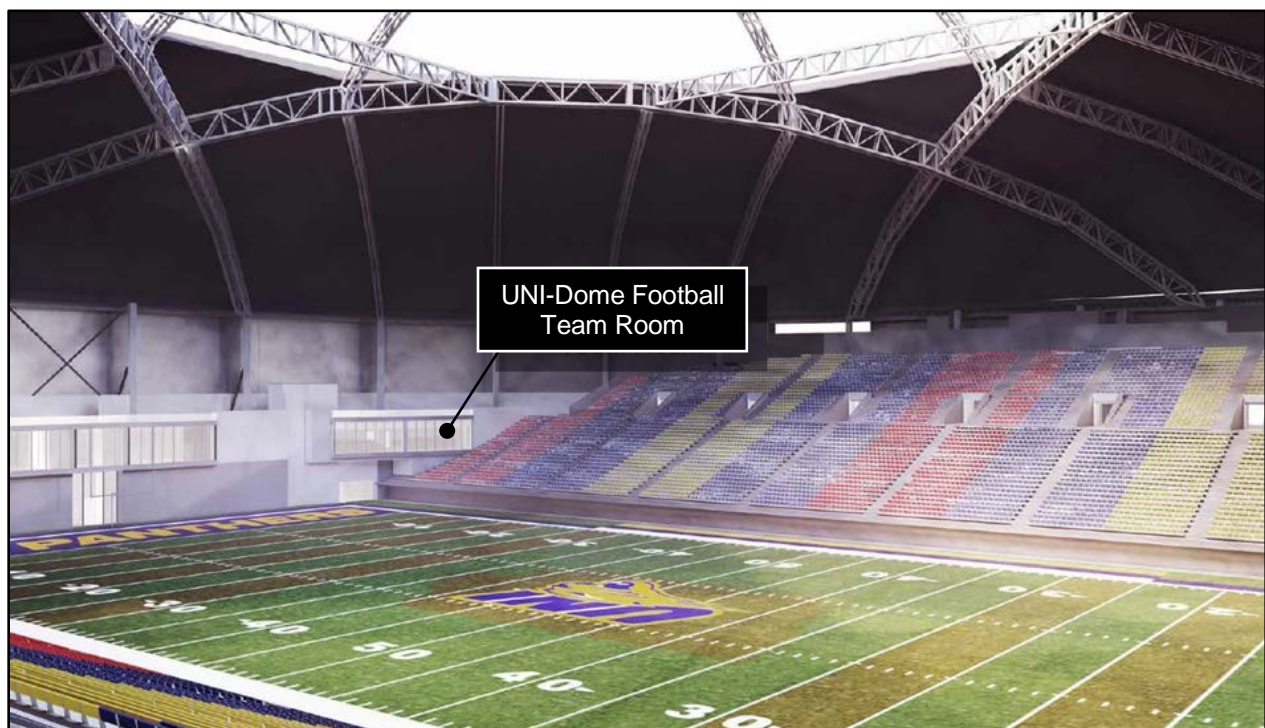


UNI-Dome Football Team Room, looking west (120 to 138 seats)





UNI-Dome, concourse level, looking southwest



UNI-Dome, looking northeast