

Contact: John Nash

REGISTER OF UNIVERSITY OF NORTHERN IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Action Requested: Consider recommending to the Board approval of the project description and budget for the **Hillside Courts Demolition** project, a major capital project as defined by Board policy, with the understanding that approval would constitute final Board approval and authorization to proceed with construction.

Executive Summary: The project would demolish 26 apartment buildings that are 47 years old and contain a total of 277 apartments on the southeast side of campus (see page 2 for location). Students can be accommodated in other apartments on campus. The project budget of \$3,200,000 would be funded by Residence System Funds.

Background:

Hillside Courts Demolition

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Budget	\$3,200,000	Sept. 2017	Requested

The Hillside Courts apartment complex was constructed in 1970 to create additional married student housing. Since then, it has served students well with good proximity to campus. However, it is in need of significant costly repairs in order to maintain the units as viable student housing. The building HVAC systems are past their useful lives. There are a number of serious deficiencies including rotting siding, leaky windows, and crumbling concrete totaling approximately \$27 million in deferred maintenance costs.

The project includes demolition of all 26 apartment buildings, foundations, three streets, and utilities. Following the demolition phase, restoration of the area would be done by grading, backfilling, and seeding the site.

Project Budget

Planning, Design & Management	\$ 224,836
Construction	2,546,000
Contingency	429,164
Total	\$ 3,200,000

Source of Funds: Residence System Funds

UNIVERSITY OF NORTHERN IOWA
Hillside Courts Demolition Map

