

Contact: John Nash

REGISTER OF UNIVERSITY OF NORTHERN IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Consider recommending to the Board approval of:

1. Permission to Proceed with Project Planning for the:
 - **Industrial Technology Center Modernization** and the
 - **Gallagher Bluedorn Performing Arts Center Expansion** projects, including the design professional selection process.

2. Schematic Design, Project Description and Budget for the:
 - **Dancer Hall Restroom and Corridor Improvements** (\$4,995,000) project with the understanding that approval is authorization to proceed with construction.

**UNI project #1 of 3
Industrial Technology Center Modernization**

Executive Summary: UNI is requesting Permission to Proceed with Project Planning to for the Industrial Technology Center Modernization. The project would demolish 12,000 square feet of the existing 64,000 square feet, renovate the entire remaining 52,000 square feet and build a 48,000 square foot addition. The estimated project budget of \$43.9 million would be funded by Private Giving and State Appropriations.

Background: Built in 1974, the Industrial Technology Center (ITC) has not been significantly upgraded since its original construction 45 years ago. It is now programmatically obsolete, undersized and does not meet the 21st century demands of its educational programs.

ITC does not properly meet ADA. Currently only one uni-sex restroom in the building complies with ADA. The mechanical and electrical systems cannot keep up with the current demands and have long surpassed their useful lives. The mechanical systems do not adequately cool and cannot properly remove humidity. The electrical systems cannot support additional equipment without significant upgrades.

Mechanical, electrical, life safety systems (fire detection and fire suppression) and ADA accessibility would be upgraded to current building codes. This project would eliminate over \$10 million in deferred maintenance.

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Nov. 2019	Requested

With \$1 million already appropriated by the 2019 General Assembly for FY 2021 for preliminary design, ITC's remaining state appropriation request is as follows:

<u>Fiscal Year</u>	<u>Appropriations</u>	<u>Gifts & Donations</u>	<u>Totals</u>
FY 2021	\$1,000,000 *	\$523,000	\$1,523,000
FY 2022	\$15,897,000	\$1,567,000	\$17,464,000
FY 2023	\$22,823,000	\$2,090,000	\$43,913,000
Totals	\$39,720,000	\$4,180,000	\$43,900,000

* \$1 million already appropriated for FY 2021 by the 2019 General Assembly

The ITC project would greatly enhance UNI's ability to prepare teachers in STEM disciplines and to educate over 500 students in the fields of Construction Management, Electrical Engineering Technology, Graphic Technologies, Manufacturing Technology, Technology Education, Technology Management and Graduate Programs. These programs are designed to prepare students to meet the needs of Iowa's workforce and to provide broad experience in technology, construction and manufacturing.

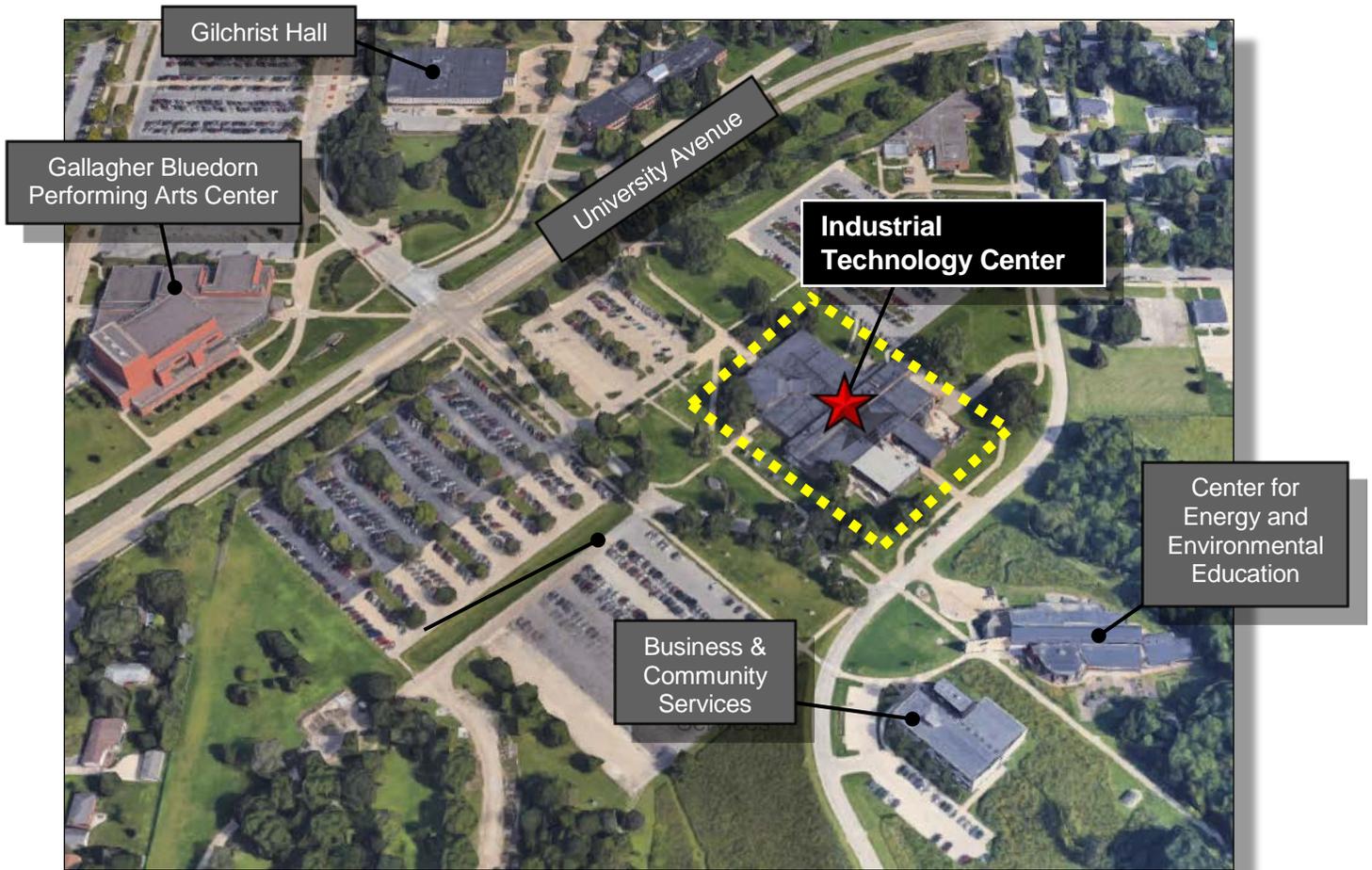
The Industrial Technology Center project aligns well with the Iowa Department of Education's Initiative Career and Technical Education (CTE) program, which develops teachers to teach secondary school students, and educate the workforce in industrial and construction fields. Industrial and construction fields have become increasingly important to the economic development of the state of Iowa.

At the ITC, the Department of Technology is uniquely positioned to support two other areas of the Initiative Career and Technical Education program;

- 1) Information Solutions and
- 2) Applied Sciences, Technology, Engineering and Mathematics.

ITC Department of Technology graduates fill an important workforce gap between the technical skills of the community college graduate and the design and engineering graduate of larger universities.

Location



University of Northern Iowa campus, southeast side



**UNI project #2 of 3
Gallagher Bluedorn Performing Arts Center Expansion**

Executive Summary: This project would build a 16,400 square foot addition and remodel 4,500 square feet to add multiple patron amenities eliminated from the original construction, due to budget constraints. The estimated project budget of \$14 million would be funded by Gifts and Donations.

Background:

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Nov. 2019	Requested

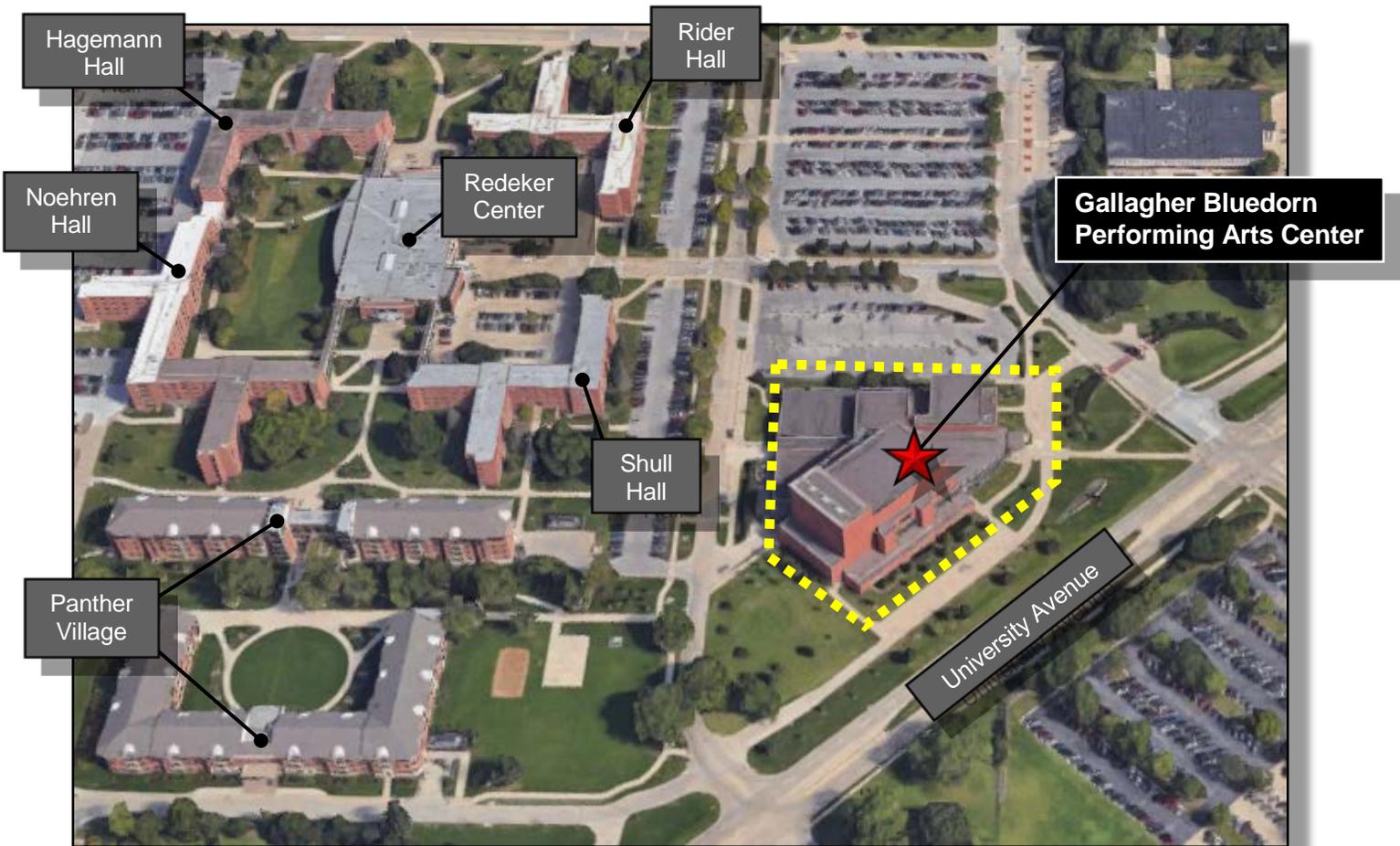
Currently, UNI's Gallagher Bluedorn Performing Arts Center has limited ability to host donor events, sponsor programs or assemble meet-and-greet gatherings before or after shows. This reduces possible revenue streams and potential opportunities for cross programming with the UNI School of Music.

Built in 2000, UNI's Gallagher Bluedorn Performing Arts Center eliminated a large multi-purpose room to host events, a patron/donor lounge, an updated box office, food and beverage concessions, new seating in the theaters, additional restrooms and an additional drop-off driving lane, due to budget constraints. Amenities like these are typically found in performing arts centers of this size.

This project would put those amenities back into the facility by expanding the building by 16,400 square feet and renovating 4,500 square feet of its existing 125,700 square feet.

With the addition of new patron amenities, Gallagher Bluedorn could attract, retain and promote new possibilities for programs, events and camps to allow a more engaging and accessible experience for future patrons and UNI students. The project would also potentially improve donations and other revenue streams to the University.

Location



University of Northern Iowa campus, southeast side



**UNI project #3 of 3
Dancer Hall Restroom and Corridor Improvements**

Executive Summary: This project would renovate all 24 restrooms, build 12 ADA restrooms and upgrade all corridors in Dancer Hall. The project budget of \$6,300,000 would be funded by Residence System Funds.

Background:

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Design Professional Selection			
➤ Perkins + Will, Inc., Chicago		Oct. 2019	Not Required*
Design Professional Agreement			
➤ Schematic Design – Record Documents		pending	Not Required*
Program Statement		Oct. 2019	Not Required*
Project Description and Budget	\$6,300,000	Nov. 2019	Requested

* Approved by Executive Director, consistent with Board policy.

Built in 1969, Dancer Hall is a 12-story residence hall. Like Bender Hall next door, Dancer has the capacity to house 597 students. It was constructed before the Americans with Disabilities Act of 1990. While some minor ADA modifications have been made, its restrooms and corridors have not been substantially renovated, since its opening. The current restrooms are at the top of student's Dancer Hall dissatisfaction. Students have consistently commented on the lack of privacy for the shower facilities, narrow toilet stalls, dated fixtures and a lack of layoff areas next to the sinks.

This project would resolve those issues. On each of the 12 floors, it would build a fully ADA-compliant and stand-alone restroom, while renovating the two existing restrooms. New shower stalls with lockable doors would be installed and the unused bathtubs would be removed.

In the residence hall's corridors, new energy-efficient LED lighting would be installed, followed by fresh paint and new carpet. Dancer Hall is closed for the 2019-2020 academic year.

Project Budget

Planning, Design & Management	\$ 886,956
Construction	4,684,660
Contingency	728,384
Total	\$ 6,300,000

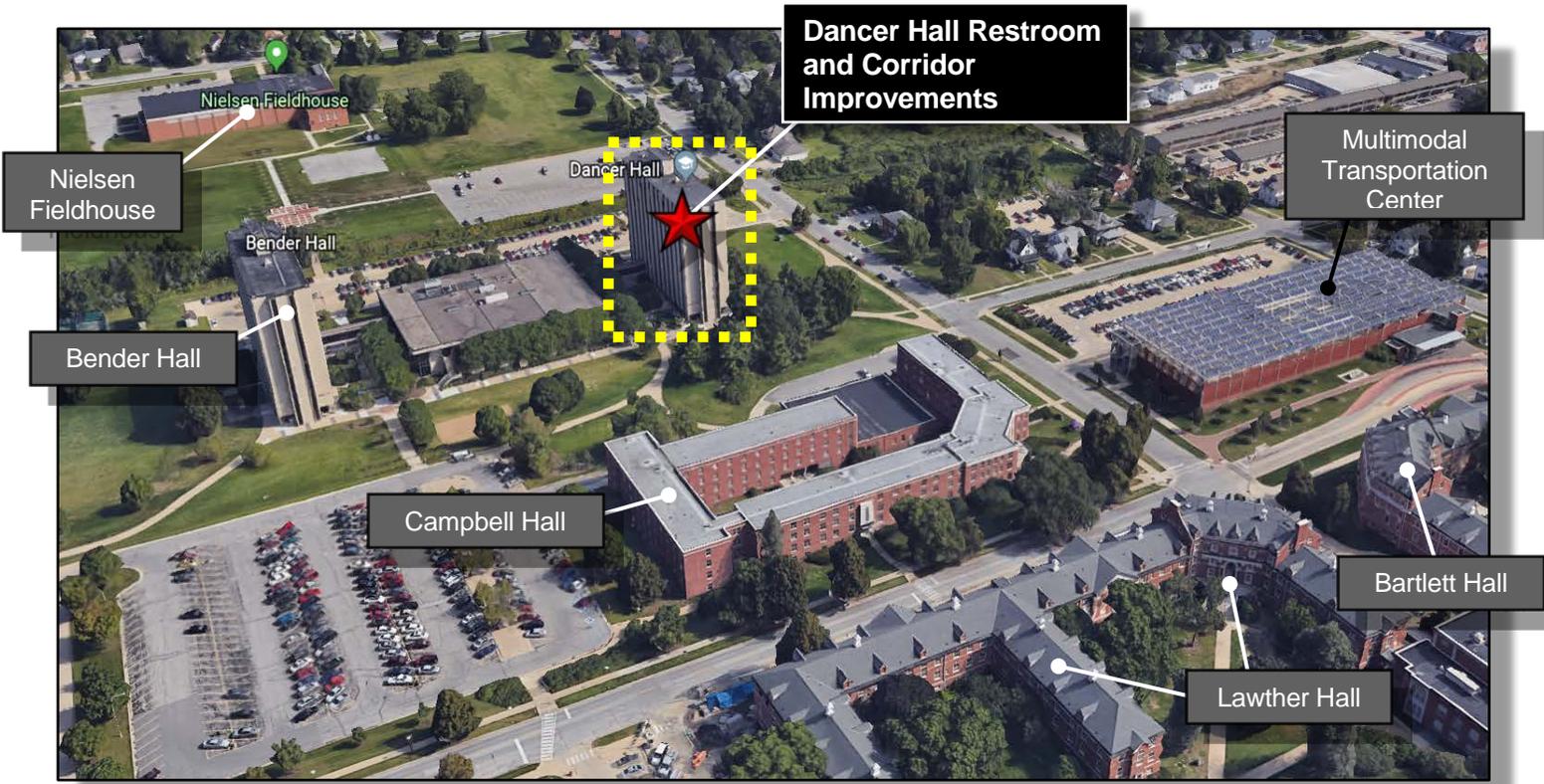
Source of Funds

Residence System Funds

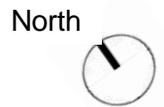
Project Schedule

Construction: January 2020 through August 2020

Location



University of Northern Iowa campus,
looking northeast



Schematic Design: Existing Restrooms and Corridors and New Typical Floor Plan



new LED lighting,
carpet and paint to
be installed in
corridors



Existing
Corridor

renovated restrooms
and corridors throughout

new shower stalls
with lockable doors
to increase privacy

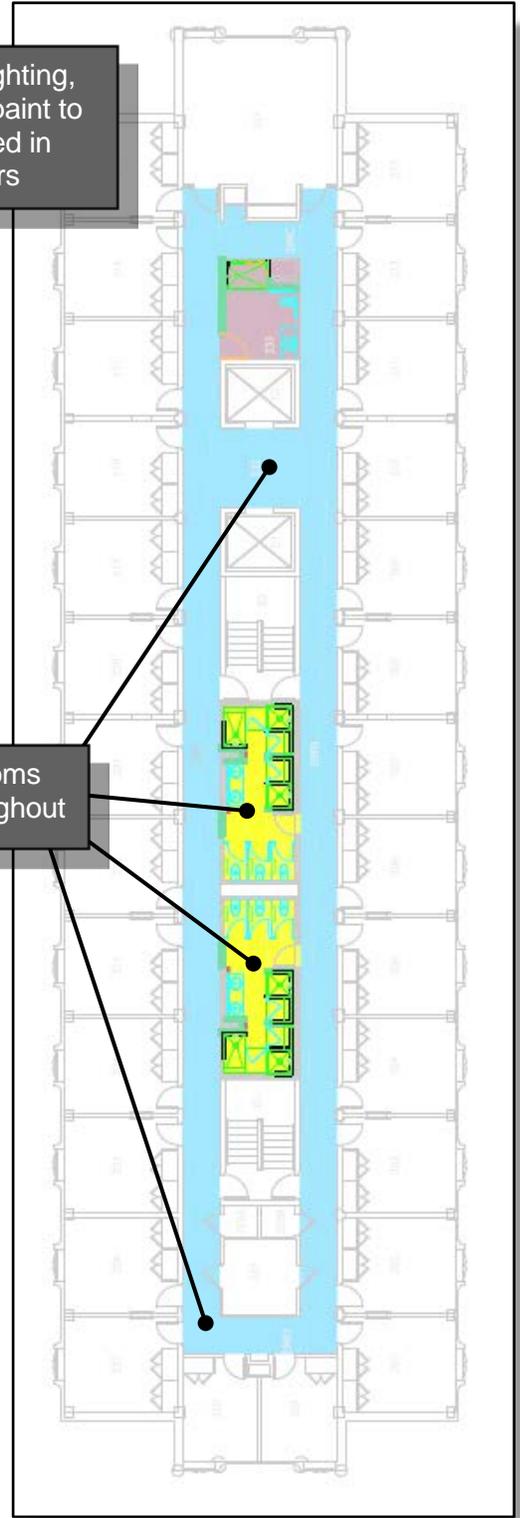
Existing
Shower



underutilized bath
tubs to be removed

Non-ADA compliant
curb to be removed

Existing Restroom



New Typical Floor Plan

