

Contact: John Nash

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

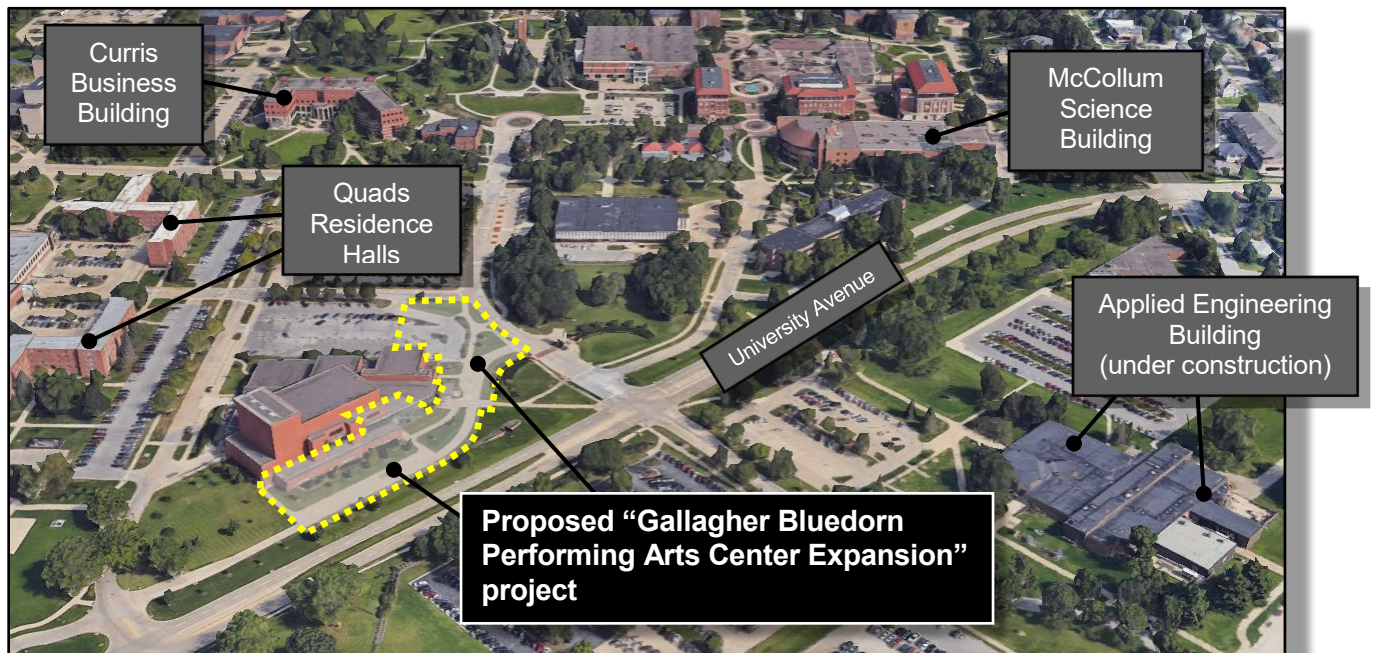
**Actions Requested:** Recommend the Board approve the proposed:

1. Schematic Design, Project Description and Budget for the:
  - **Gallagher Bluedorn Performing Arts Center Expansion** project with the understanding that approval would be authorization to proceed with construction.



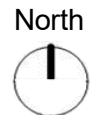
University of Northern Iowa, Gallagher Bluedorn Performing Arts Center Expansion,  
Looking west

**Executive Summary:** This project would build a 16,400 square foot addition and remodel 4,500 square feet to add back multiple patron amenities eliminated from the original building, due to budget constraints. The estimated project budget of \$14,184,000 would be funded by Private Gifts and Grants.



University of Northern Iowa's campus, southeast corner

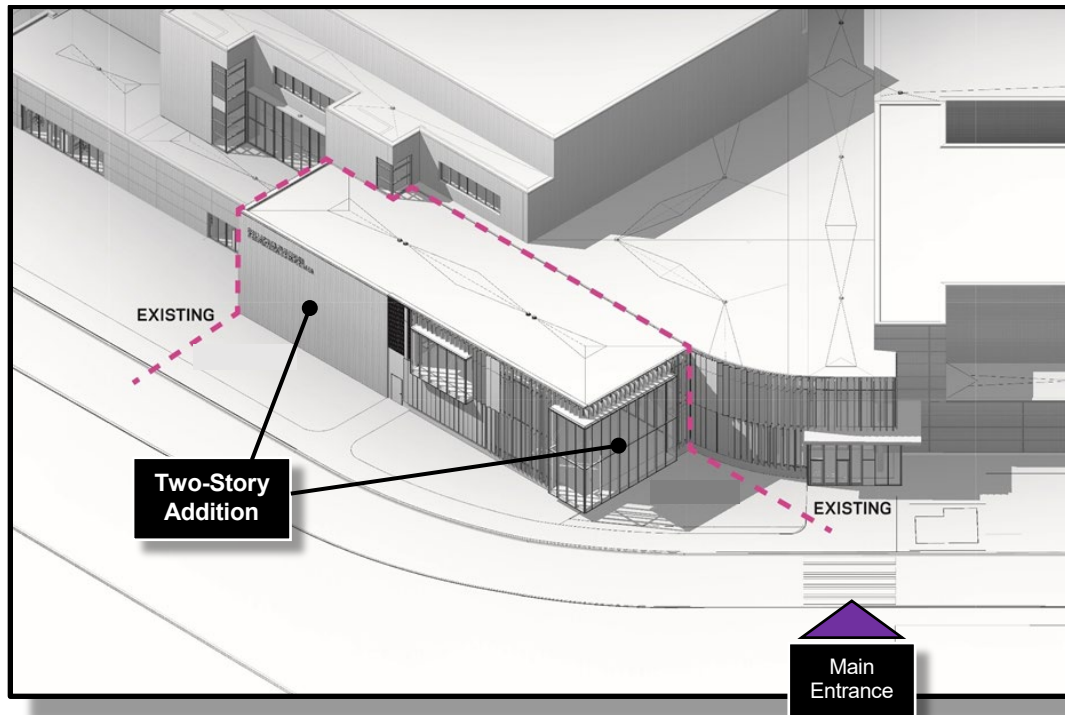
**Background:** The project would expand and update portions of the Gallagher Bluedorn Performing Arts Center (GBPAC) that most directly affect patrons and enhance revenue generation opportunities. Starting with exterior building access, the drop-off lane would be modified to provide additional drop off queuing areas. Lobby improvements would include new ticket counters, concessions and restroom improvements. Additionally, an ADA assisted-use family restroom would be incorporated.



One of the hallmark features of the new addition is the marquee lounge, which would provide added patron amenities to the user while generating additional revenue. The proposed addition would incorporate lounge areas and a prep kitchen. A patron lounge would be added, which would also serve as a conference room for the building. The existing staff office area does not provide enough space for the current staffing needs and would be expanded to provide space for all staff within a central area and allow for shared resources. Mechanical, electrical, plumbing and telecommunications would all be updated to support the new and remodeled space.

Existing operations would remain in the building at the completion of the project. No functions would be relocated from other buildings. Space is available on campus to temporarily relocate GBPAC staff during construction. The School of Music offices and teaching areas would not be affected by the renovation.

The current GBPAC facility houses the University’s primary performing arts venues as well as UNI School of Music offices and teaching space. This project would have minimal impact on the School of Music space and would focus on the spaces that support the performance venues. When the building was completed in 2000, many patron program spaces were eliminated due to funding. This renovation and building addition seek to offer additional facilities to better provide patrons with an experience similar to other performance venues, while also improving back of house support.



**Project Summary**

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Nov. 2019	Approved
Use of Construction Manager at Risk Delivery Method		Apr. 2020	Approved
Design Professional Selection, 18 proposals			
➤ Steinberg Hart, New York, New York		Nov. 2020	Not Required*
Steinberg Hart Agreement			
➤ Pre-Design and Programming only	\$ 257,000	Jan. 2021	Not Required*
Design Professional Selection Indefinite Services Agreement for Architecture-General			
➤ OPN, Cedar Rapids		Aug. 2022	Not Required*
OPN Agreement			
➤ Schematic Design – Record Documents	1,018,500	Sep. 2022	Not Required*
<b>Schematic Design</b>		<b>Nov. 2022</b>	<b>Requested</b>
<b>Project Description and Budget</b>	<b>14,184,000</b>	<b>Nov. 2022</b>	<b>Requested</b>

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

**Project Budget**

Planning, Design & Management	\$ 2,103,000
Construction	10,158,000
Equipment & Furniture	855,000
Contingency	1,068,000
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Total	\$14,184,000

**Source of Funds**

Private Gifts and Grants

**Schedule**

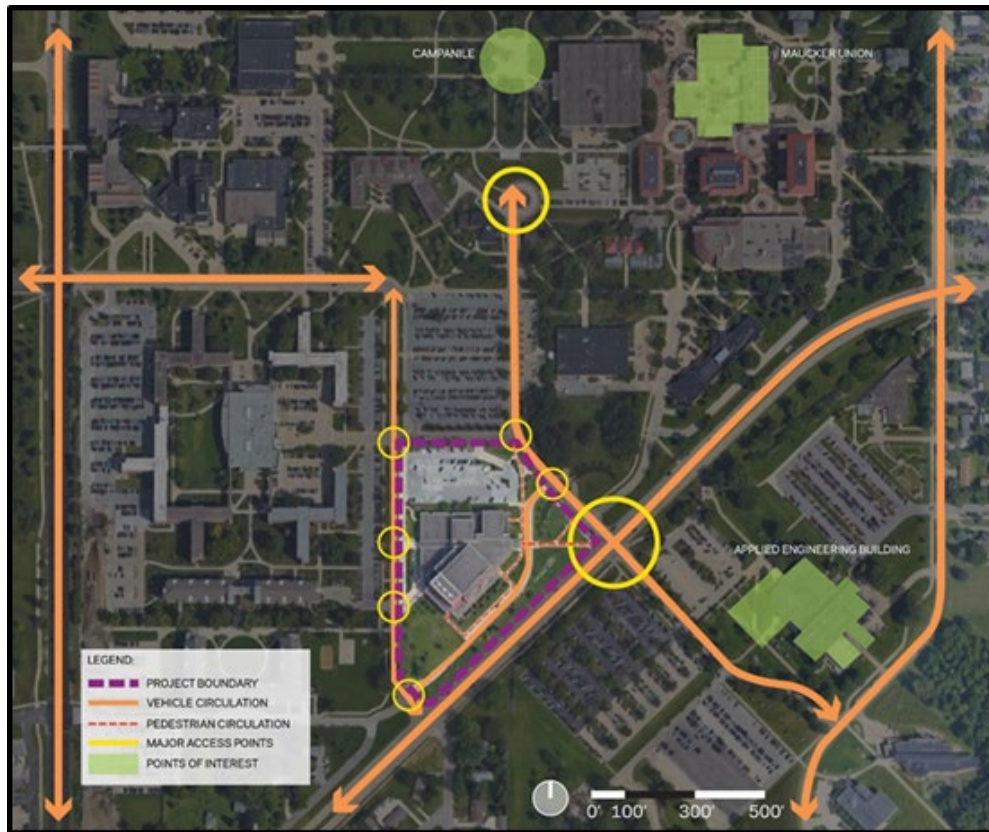
Construction: Spring 2023 – Fall 2024

**Annual Operation and Routine Maintenance Costs**

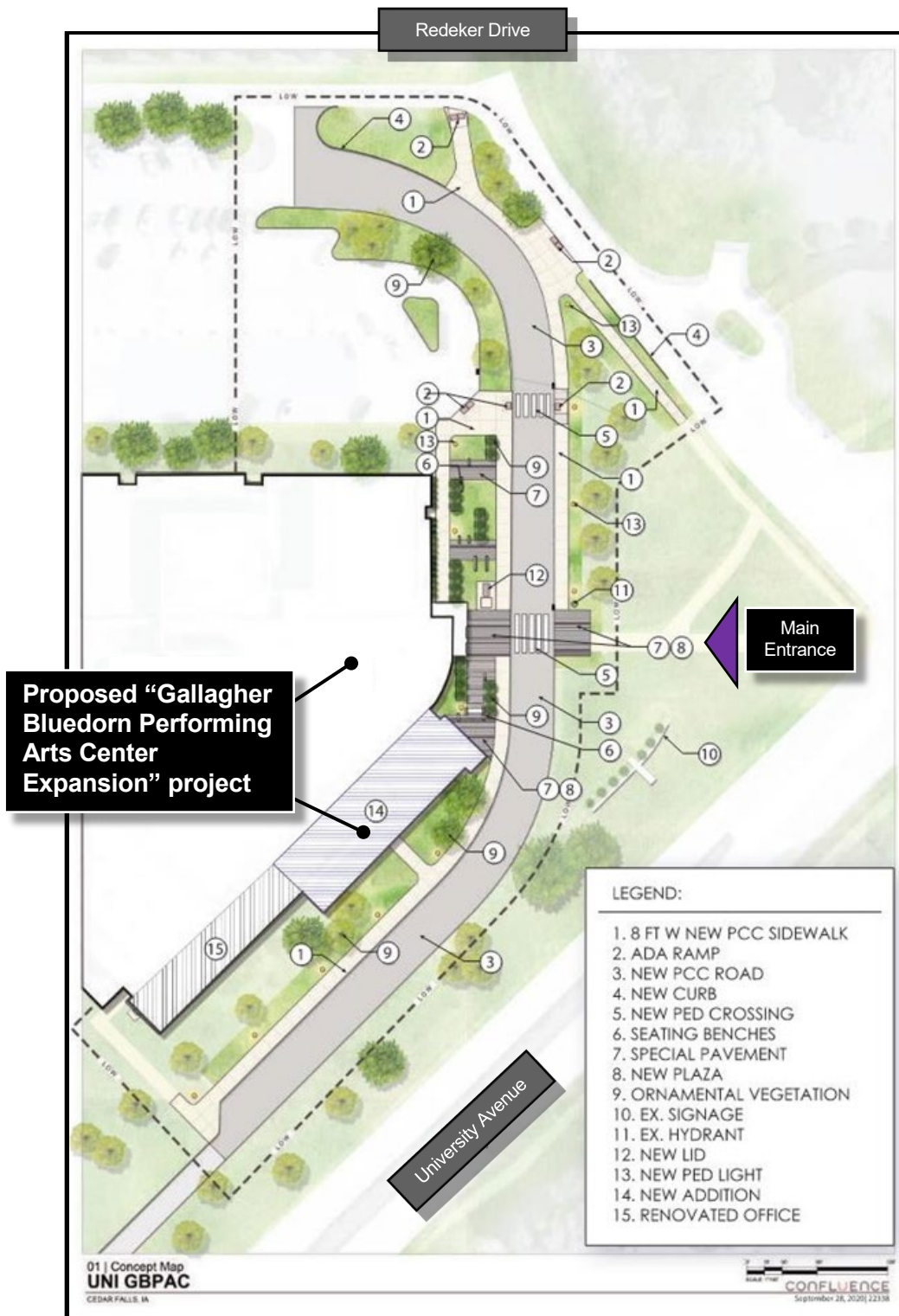
includes utilities, routine maintenance, janitorial, supplies, security, mail, EH&S and property insurance  
\$45,000 to \$50,000

**Annual Operating and Routine Maintenance Costs: Source of Funds**

Additional Revenue

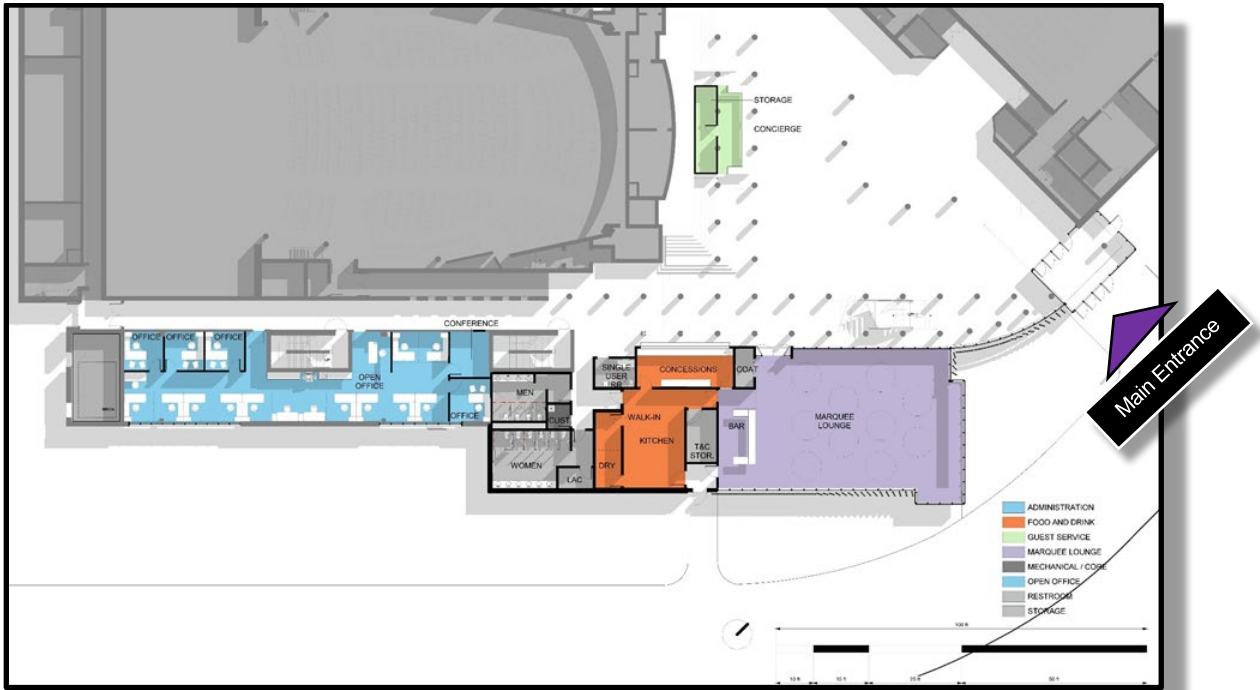


Pedestrian and Vehicle Circulation Study

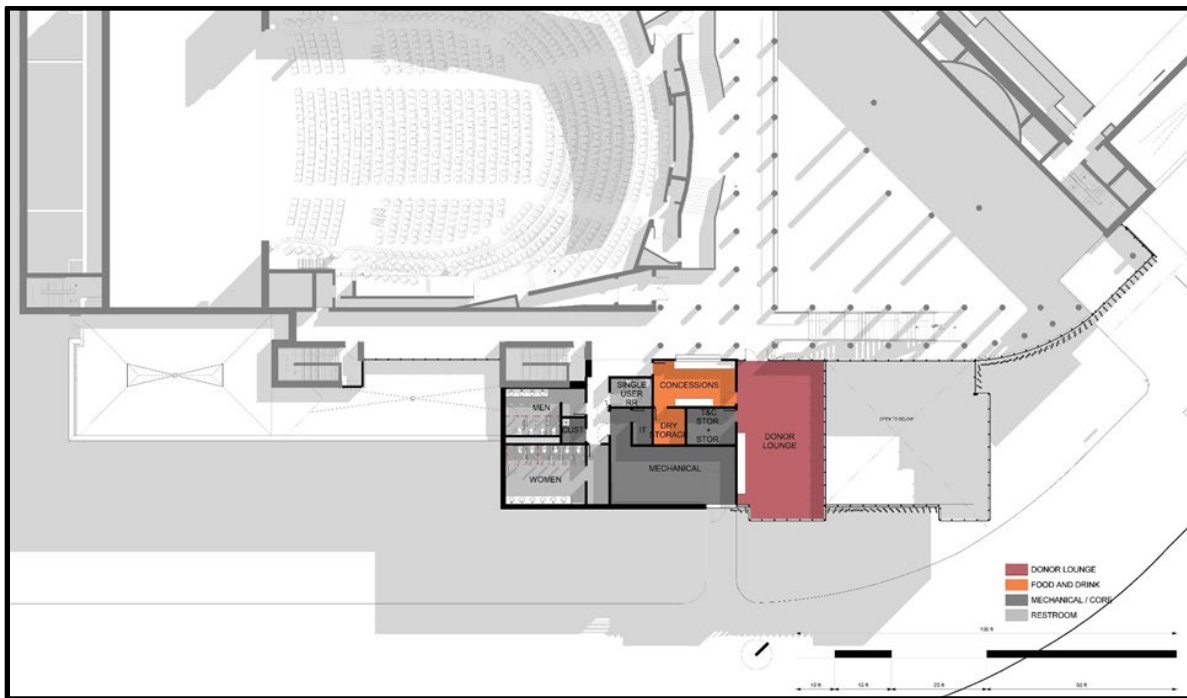


Site Plan  
North





Ground Level Plan



Second Floor Plan

North

