UNIVERSITY OF NORTHERN IOWA REQUEST TO RAZE ONE BUILDING

Action Requested: The University of Northern Iowa requests Board approval to raze UNI’s West Gym located 700 feet west of the UNI Campanile. The cost of demolition and site restoration would be $1,300,000 to $1,500,000, which would be funded by Treasurer’s Temporary Investments.

- $10.8 million in building renewal costs would be eliminated through this razing.
- Iowa Code §262.9 (8) authorizes the Regents to acquire real estate for the proper uses of the institutions and dispose of real estate when not necessary for their purposes.

Executive Summary: Built in 1925, West Gym has most recently housed various athletic programs, including the wrestling program, softball offices and track offices. These areas have been relocated, leaving the building vacant.

The West Gym has reached the end of its service life and is now a safety concern. To avoid a structural collapse, the east exterior wall has been temporarily shored up with steel supports.

There are multiple building code and ADA issues, which need to be brought into compliance, not to mention the $10.8 million in building renewal costs. Various building systems such as HVAC, electrical, roofing and windows are at the end of their normal lifecycle.

Estimates for remediating the facility deficiencies are over $20 million, not including the east wall.
University of Northern Iowa’s campus, looking northwest

The building would be razed with foundations and utilities removed. The basement would be filled with soil, graded and seeded with grass.

West Gym, under construction in 1925