

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:
 - **Innovative Teaching and Technology Center for Nursing, Phase 3** (\$4 million)
 - **UNI-Dome Modernization Phase 2.1** (\$8.2 million) projects with the understanding that approval is authorization to proceed with construction.

UNI project #1 of 2
Innovative Teaching and Technology Center for Nursing, Phase 3

Executive Summary: The University of Northern Iowa requests Board approval of the proposed Schematic Design, Project Description and Budget to renovate the ground floor of the Innovative Teaching and Technology Center for a series of simulation rooms for maternity, pediatrics, surgery and geriatrics, and pre-brief and debrief rooms for UNI's new nursing program.

The \$4 million project budget would be funded by University Funds, Gifts and Grants.



Anatomaage,
looking southeast from the Ground Floor's Main Corridor

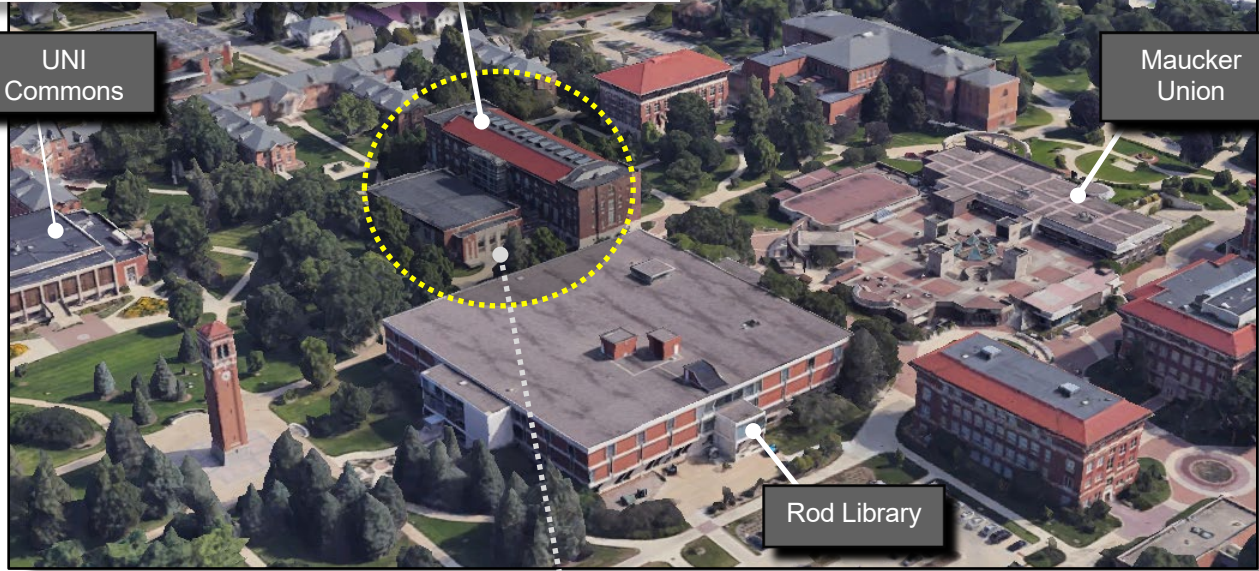
Background: In November 2022, the Board approved UNI's new nursing program. It would prepare pre-licensure Bachelor of Science (BSN) graduates to work in a variety of health care settings. This program is designed to be a traditional stand-alone baccalaureate degree option.

This renovation would provide advanced simulation spaces for education in the nursing program targeted at improving competency of nursing students, so they are practice-ready upon graduation. Students would receive hands-on experience with patients as well as high fidelity simulation experiences necessary to prepare them for real world experience.

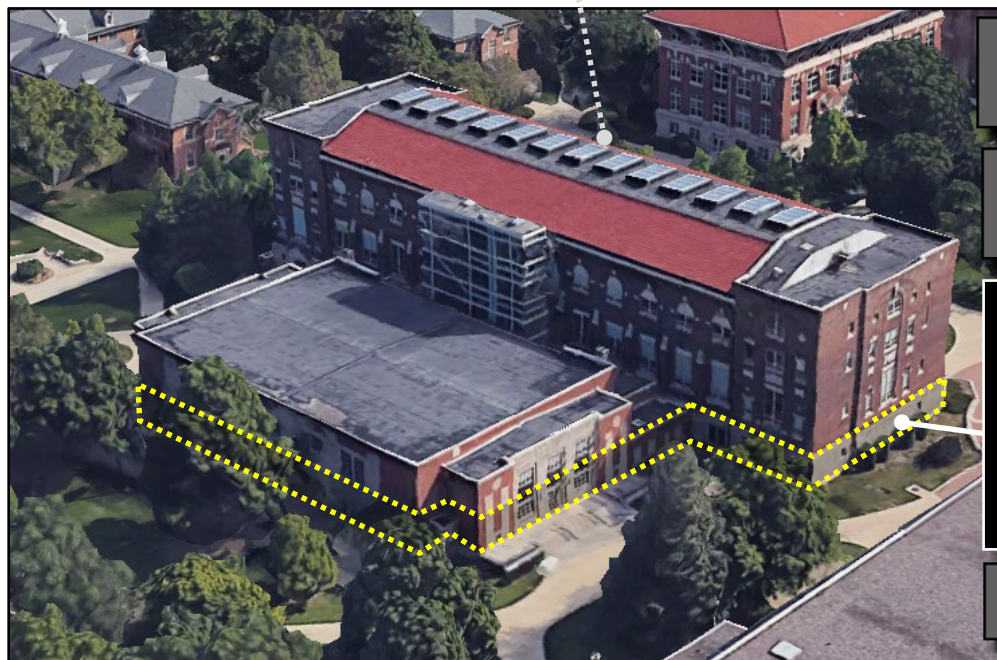
History

Built in 1905 and named "The Gymnasium," this building originally housed UNI's physical education classes and faculty. After decades of use serving UNI students in various capacities, the building was completely remodeled in 2006 into a technologically advanced instructional facility and was renamed the Innovative Teaching and Technology Center housing several academic departments.

Innovative Teaching and Technology Center



University of Northern Iowa Central Campus, looking northeast





Main Entrance

This would be the third phase of renovations and would be programmatically linked to Phase 1, now complete, and Phase 2 which is under construction.



Nurses Station

Project Summary

	Amount	Date	Board Action
Design Professional Selection, UNI Indefinite Services Agreement ➤ RDG Planning & Design, Omaha		Jun. 2024	Not Required*
RDG's Agreement ➤ Programming through Record Documents	\$131,000	Jul. 2024	Not Required*
Program Statement		Oct. 2024	Not Required*
Schematic Design		Nov. 2024	Requested
Project Description and Budget	\$4,000,000	Nov. 2024	Requested

*Approved by Executive Director per Board policy.

Project Budget

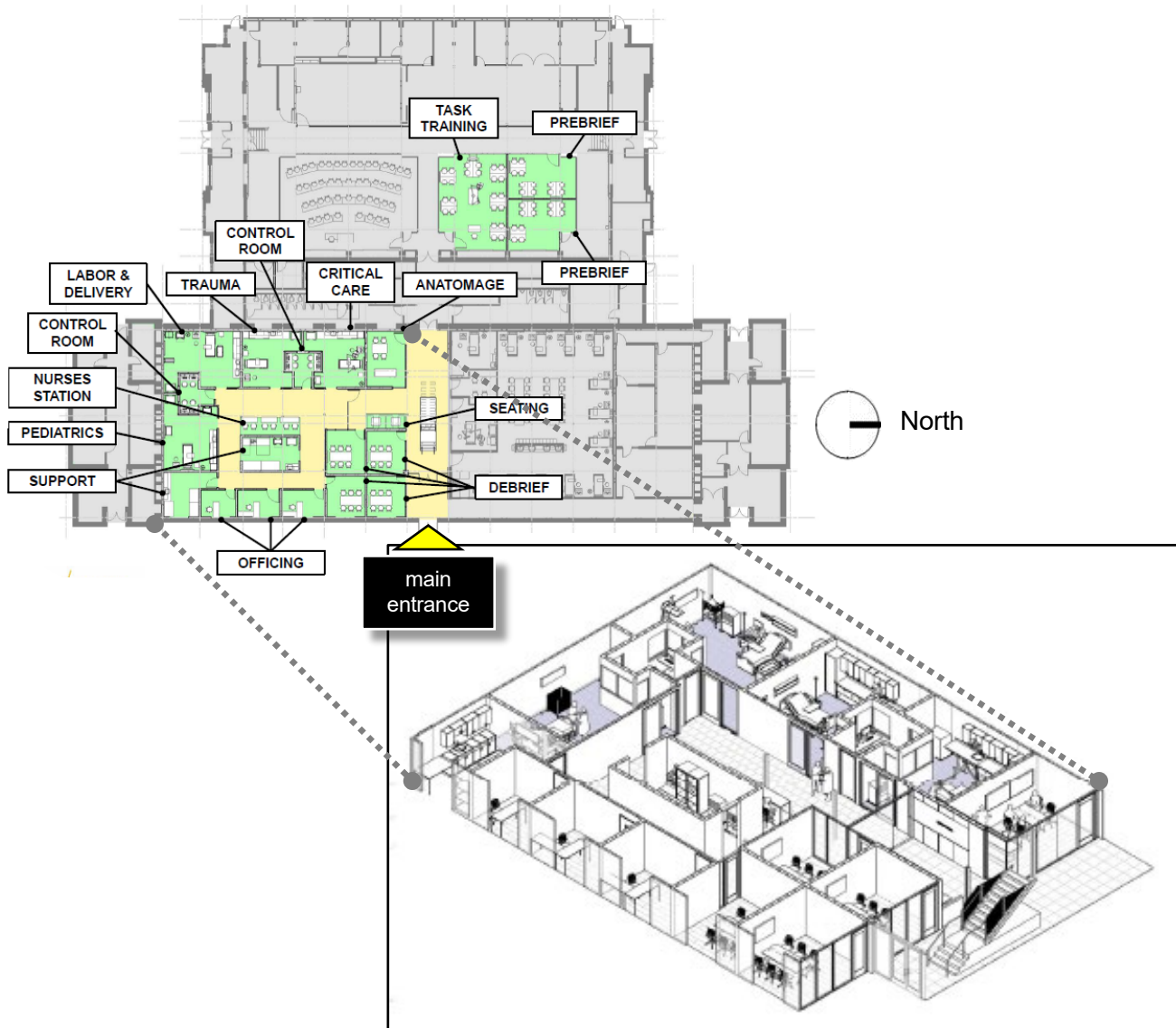
Planning, Design and Management	\$ 468,500
Construction	2,051,830
Furniture & Equipment	1,116,040
Contingency	363,630
Total	\$ 4,000,000

Source of Funds

University Funds, Gifts, Grants

Schedule

Construction: May 2025 – January 2026



Simulation Suite, Ground Floor

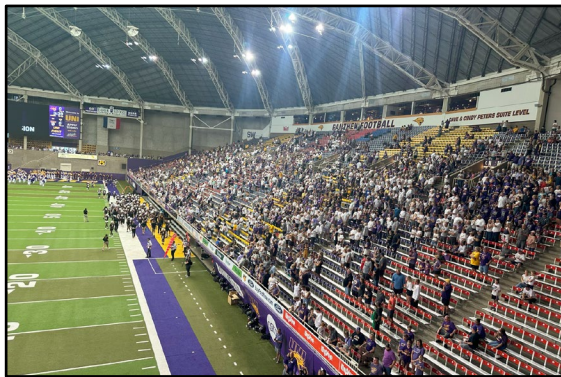
UNI project #2 of 2
UNI-Dome Modernization Phase 2.1

Actions Requested: The University of Northern Iowa requests Board approval of the proposed Schematic Design, Project Description and Budget to renovate over 90,000 square feet of the UNI-Dome, including upgraded seating, renovated suites, ADA accessibility improvements and a new elevator. The \$8.2 million project budget would be funded by UNI Foundation and Gifts, and Treasurer’s Temporary Investment.

- This project would remove \$3.2 million in deferred maintenance.

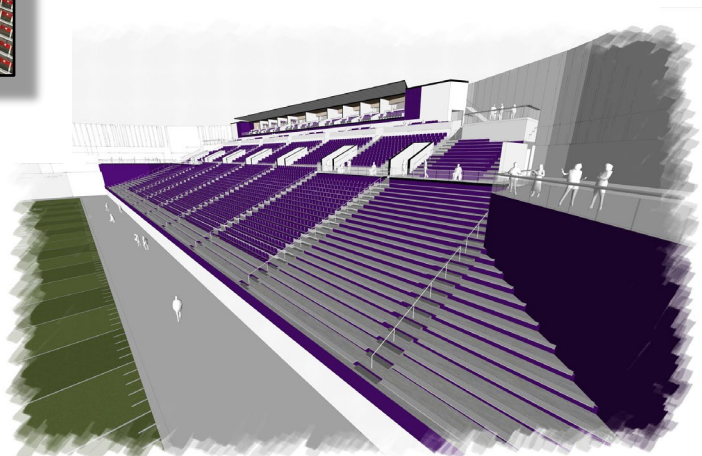
Executive Summary: With Phase 2.1’s focus on fan experience, the new seating, both general and premium, throughout the UNI-Dome and the new suites would be accessible to all patrons.

Aisles would be widened to install handrails and resolve State of Iowa Building Code deficiencies. Seats would also be made wider. Row-to-row spacing for premium and accessible seating areas would also be wider.



Existing

Structural, architectural and HVAC/electrical systems would be renovated in the premium seating areas. A new elevator would be installed with four stops on the west side of the UNI-Dome. Select finish upgrades and new signage would be included.



After Renovations

Built in 1976, the UNI-Dome is a unique and memorable venue. It serves as the home for the intercollegiate athletics’ football program, and is used for indoor track and softball, IHSAA football playoffs, USA wrestling, and numerous events and shows that benefit both the university and community.

To accommodate football schedules and other events, Phase 2 would be built through Phases 2.1 and 2.2. For the February 2025 Board meeting, UNI plans to request Board approval of the Schematic Design, Project Description and Budget for Phase 2.2, an expansion of the UNI-Dome’s public restrooms per the State of Iowa Building Code.

Now a 48-year-old facility, the UNI-Dome has only received minor renovations. Its seating, restrooms and much of the infrastructure are original to the building, and no longer adequate for current needs. Much of the UNI-Dome is not ADA accessible.

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Apr. 2023	Approved
Design Professional Selection, five proposals			
RDG Planning & Design, Des Moines		Jun. 2023	Not Required*
RDG Agreement			
Programming through Record Documents	\$903,845	Oct. 2024	Not Required*
Program Statement		Oct. 2024	Not Required*
Schematic Design		Nov. 2024	Requested
Project Description and Budget, Phase 2.1	\$8,200,000	Nov. 2024	Requested

* Approved by Executive Director, consistent with Board policy.

Project Budget

Planning, Design and Management	\$ 1,120,000
Construction	6,070,000
Furniture and Equipment	190,000
Contingency	820,000
Total	\$ 8,200,000

Source of Funds

UNI Foundation and Gifts,
Treasurer’s Temporary Investment

Schedule

January 2025 to September 2025



looking west

A primary goal of Phase 2.1 is to be done in time for the Fall 2025 UNI football season.

For Reference Only: UNI-Dome Modernization Phases:

Phase 1.1: Team Room = \$2.0 million, complete October 2021

Phase 1.2: Fabric Roof Replacement = \$8.0 million, complete October 2024

Phase 2.1: ADA Accessibility, Seats, Suites = \$8.2 million, November 2024 Board meeting

Phase 2.2: Code Required Restrooms = \$7.4 million, February 2025 Board meeting

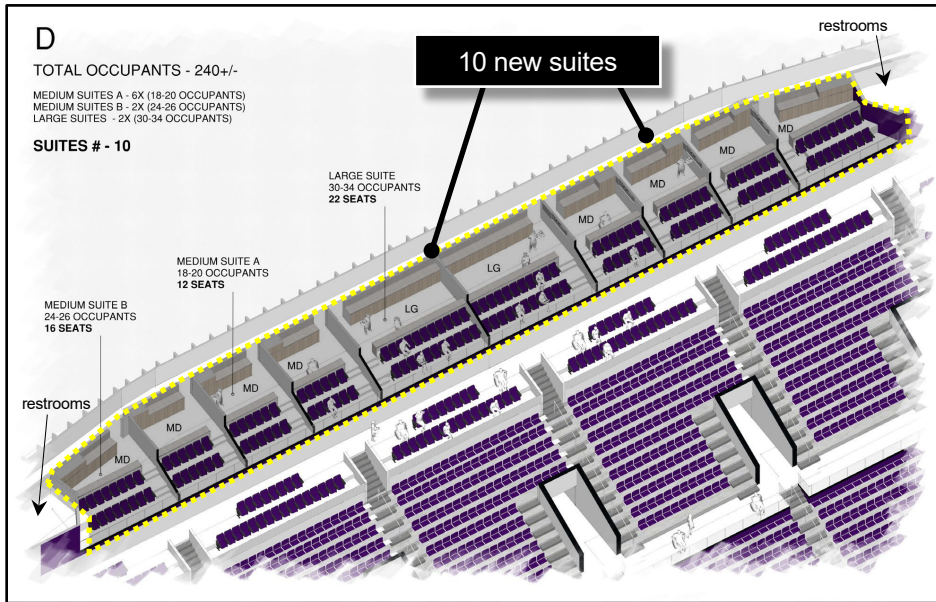
Subtotal = \$25.6 million

Phases 3 and 4: to be determined

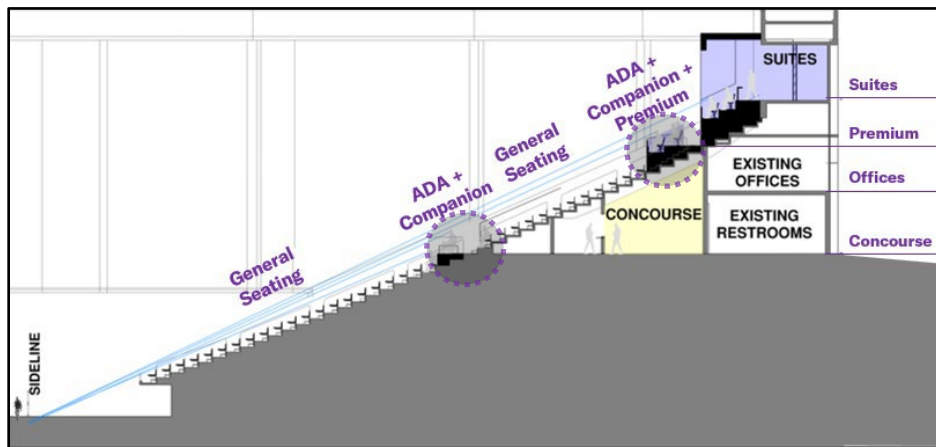
Deferred maintenance, lighting, audio/visual systems and athletic surfaces pending funding

Subtotal, estimated = \$24.4 million

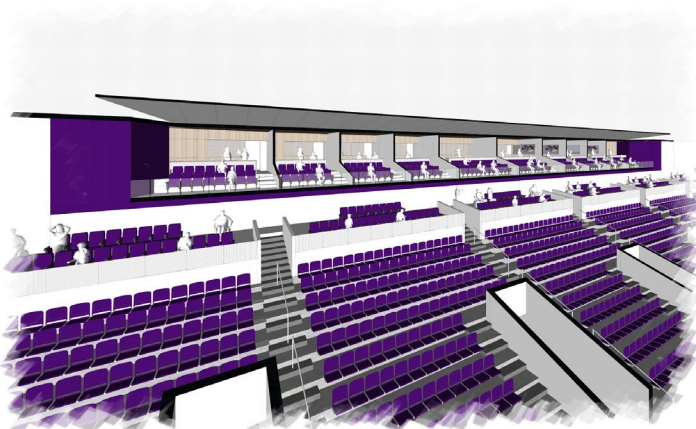
Total, estimated = \$50 million



Suite Occupant Count



Section through UNI-Dome's new seating



West Upper Plaza



looking west