Contact: Keith Saunders

REGISTER OF UNIVERSITY OF NORTHERN IOWA CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Committee Action Requested: Recommend to the Board approval of the following proposed projects:

1. Project Description and Budget for the following projects:

    a. Parking Lot Reconstruction 2027 ($3.7 million)

    b. Revised Redeker Center Dining Improvements ($4.3 million)

1.a. Parking Lot Reconstruction 2027

Project Overview: UNI proposes to reconstruct and combine the Gilchrist and Rider parking lots into a single lot with a capacity of 580 vehicles, an increase of 181 spaces in a high-demand area of campus. The project would remove a portion of Ohio Street and retain the northern portion of the Gilchrist lot reconstructed in 2019, which accommodates 152 vehicles. The work would replace deteriorated pavement and improve parking for students, faculty, staff, and visitors.

Fiscal Impact: The total project budget is $3,700,000.

Project Budget:

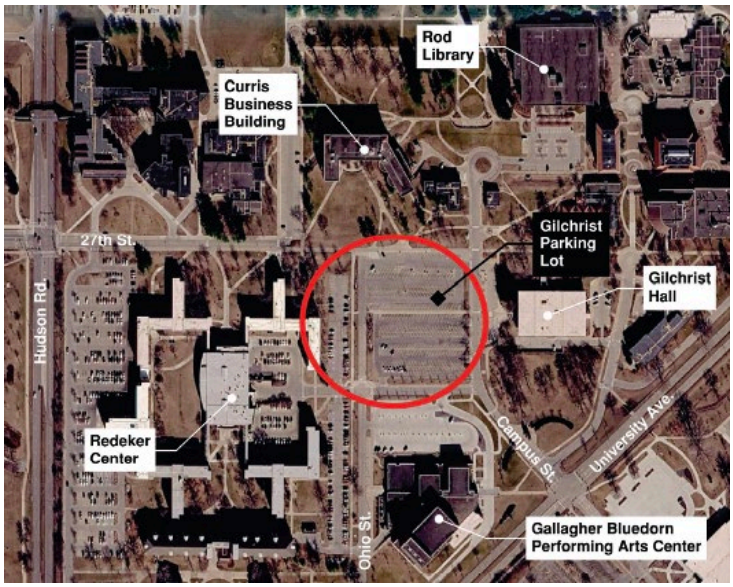
Planning, Design & Management	$679,000
Construction	$2,752,500
Contingency	$268,500
Total	$3,700,000

The budget would be funded equally by University funds and treasurer's temporary investments, with $1,850,000 from each source.

It includes $679,000 for planning, design, and management; $2,752,500 for construction; and $268,500 for contingency.

The project would remove an estimated $2 to $2.2 million in deferred maintenance. Estimated annual maintenance funding needs are $51,000, to be supported by UNI parking operations.

Key Background: The southern portion of the Gilchrist lot was constructed in 1967 and accommodates 173 vehicles. The Rider lot was constructed in 1960 and accommodates 74 vehicles. Both have undergone repairs and resurfacing and are in very poor condition. Together with the 152 spaces in the northern portion of the Gilchrist lot, existing parking capacity totals 399 spaces.



Work would include removal of existing asphalt pavement, concrete roadway, curbs, and gutters; soil stabilization and a new rock subbase; new pavement, sidewalks, and site lighting; replacement of sanitary and storm sewers beneath paved parking; and restoration of disturbed areas with sod. Construction is planned from spring through fall 2027.

Shive-Hattery Architecture & Engineering would provide schematic design through record documents under an indefinite services agreement, with services identified at $500,000.

Risks and Considerations: Deferring reconstruction would increase maintenance costs and could eventually require closure of the deteriorated lots, shifting users to less accessible parking.

1.b. Revised Redeker Center Dining Improvements

Project Overview: The University requests approval to increase the project budget from $3,400,000 to $4,300,000, an increase of $900,000, or 26.5%. The revised scope adds a walk-in cooler, expands flooring replacement, and includes additional food service equipment, light fixtures, and lighting controls.

Fiscal Impact: The total project budget is $4,300,000.

Project Budget	Original Nov. 2025	Revised Nov. 2026
Planning, Design & Management	$510,000	$642,000
Construction	$2,604,000	$3,301,000
Furniture & Equipment	$20,000	$20,000
Contingency	$266,000	$337,000
Total	$3,400,000	$4,300,000

The project would be funded entirely by Residence System Funds and is expected to remove approximately $280,000 in deferred maintenance. Estimated annual deferred maintenance funding needs are $55,000, to be supported by Residence System Funds.

Key Background: Originally constructed in 1965, Redeker Center has undergone several renovations and additions. This project focuses on the Piazza Dining Center on the upper floor. Improvements include reconfiguring food venues and seating, creating an allergen-free grab-and-go area, replacing both skylights, and updating lighting.



During design, the project committee identified additional improvements. A new walk-in cooler would provide better access from the reconfigured food serving area. Expanded flooring replacement would address deteriorated flooring and provide a cohesive appearance. Additional food service equipment includes a new oven. The revised scope also replaces more light fixtures that have reached the end of their useful life and adds lighting controls.

Construction is scheduled for summer 2027. Rialto Dining Center at Towers would provide dining services for students and campus guests during construction.

Risks and Considerations: Completing construction within the summer schedule will be important to restoring dining services for the fall semester. Coordination of equipment procurement and installation will help support that schedule.