

MEMORANDUM

To: Board of Regents
From: Board Office
Subject: Register of University of Northern Iowa Capital Improvement Business Transactions for Period of December 13, 2003, Through January 23, 2004
Date: February 9, 2004

Recommended Actions:

1. Approve the architectural agreement with InVision Architecture, Waterloo, Iowa (\$480,000) for the **Business and Community Services** project, a major capital project for which the Board previously received the capital project evaluation criteria (see pages 2 and 3).
 2. Approve the remaining item on the Register of Capital Improvement Business Transactions for the University of Northern Iowa.
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Executive Summary:

Requested
Approvals

The following items are presented for Board approval:

Architectural agreement with InVision Architecture, Waterloo, Iowa (\$480,000) for the **Business and Community Services** project which would construct a new facility to consolidate in a single, on-campus location, various services of the University's Business and Community Services outreach program (see page 2).

Project description and budget for the **Institutional Roads 2004** project (\$339,000) which would reconstruct deteriorated portions of 27th and Campus Streets, and repair the deck of the Hudson Road Pedestrian Bridge (see page 4).

- Since this project budget is less than \$1 million, the Board's capital project evaluation criteria do not apply.
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Background and Analysis:

Business and Community Services

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Oct. 2003	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Oct. 2003	Received Report
Architectural Agreement (InVision Architecture, Waterloo, IA)	\$ 480,000	Feb. 2004	Requested

Background

The University of Northern Iowa Business and Community Services outreach program provides training, technical assistance, and market research for businesses, and economic development assistance for Iowa communities.

- The program includes the Small Business Development Center, John Pappajohn Entrepreneurial Center, Strategic Marketing Services, Institute for Decision Making, Management and Professional Development, the Iowa Waste Reduction Center, and Ag-Based Industrial Lubricants.

The various centers within the Business and Community Services Program are currently housed in scattered locations on campus and in leased space in the Cedar Valley area.

The University wishes to construct a new facility to consolidate the majority of the centers of the Business and Community Services Program in a single campus location to further promote collaboration among the various units and to achieve a number of operational efficiencies; the proposed facility would include a business accelerator and student incubator component.

In September 2003, the Board voted to support the submission of a coordinated set of applications from the three Regent universities to the Grow Iowa Values Board for specific economic development projects, including the Business and Community Services project.

In October 2003, the Board granted the University permission to proceed with the Business and Community Services project, with the understanding that the project scope might require modification as project planning proceeds due to the contingent nature of the proposed fund sources.

The proposed project is consistent with the University's Strategic Plan and the Board's Technology Transfer and Economic Development Plan.

Project Cost/ Funding	<p>The estimated cost for the total project is \$7.5 million; however, the current project cost is estimated at \$4.75 million, based on current funding levels.</p> <ul style="list-style-type: none">• The University has received commitments from the U.S. Department of Energy to provide a total of \$2.89 million for the design and construction of the facility.• The University plans to fund construction of the business accelerator portion of the facility from the Grow Iowa Values fund, which will provide funding in the amount of \$1.86 million. <p>The University plans to pursue additional funding for the project from both sources.</p>
Project Scope	<p>The proposed facility would include training rooms, computer laboratory, multi-media conference center, experiential learning classrooms, entrepreneurial suites, virtual incubator facilities, and office space.</p> <ul style="list-style-type: none">• The project would be designed within the currently estimated construction budget and to accommodate expansion space should additional funding become available. <p>The anticipated location for the facility is in the vicinity of the Center for Energy and Environmental Education. (A map indicating the approximate location for the facility is included as Attachment A.)</p>
Design Services	<p>Expressions of interest to provide design services for the project were received from 20 firms. Four firms were selected for interviews with an institutional Architectural Selection Committee, in accordance with Board procedures for projects of \$1 million or more.</p> <p>Based on the Committee's recommendation, the University requests approval of the selection of InVision Architecture, Waterloo, Iowa, to provide design services for the project.</p> <ul style="list-style-type: none">• The firm was selected based on the strength of the design team, its experience with similar projects, and its history of successful projects at the University. <p>The agreement with InVision Architecture (based on a \$4.0 million construction budget) would provide full design services for a fee of \$480,000, including reimbursables.</p> <hr/>

Institutional Roads 2004

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 339,000	Feb. 2004	Requested

Background Portions of 27th Street (between Hudson Road and Ohio Street) and Campus Street (from University Avenue to the Visitor Information Center) are deteriorated from age and are in need of replacement.

The deck of the Hudson Road Pedestrian Bridge has deteriorated and is in need of repairs to extend its useful life.

Project Scope The project would reconstruct approximately 900 feet of 27th Street and 100 feet of Campus Street, and repair the deck of the Hudson Road Pedestrian Bridge. (These areas are indicated on the map included as Attachment B.)


The University plans to undertake the work between May and August 2004.

Funding Institutional Roads Funds.

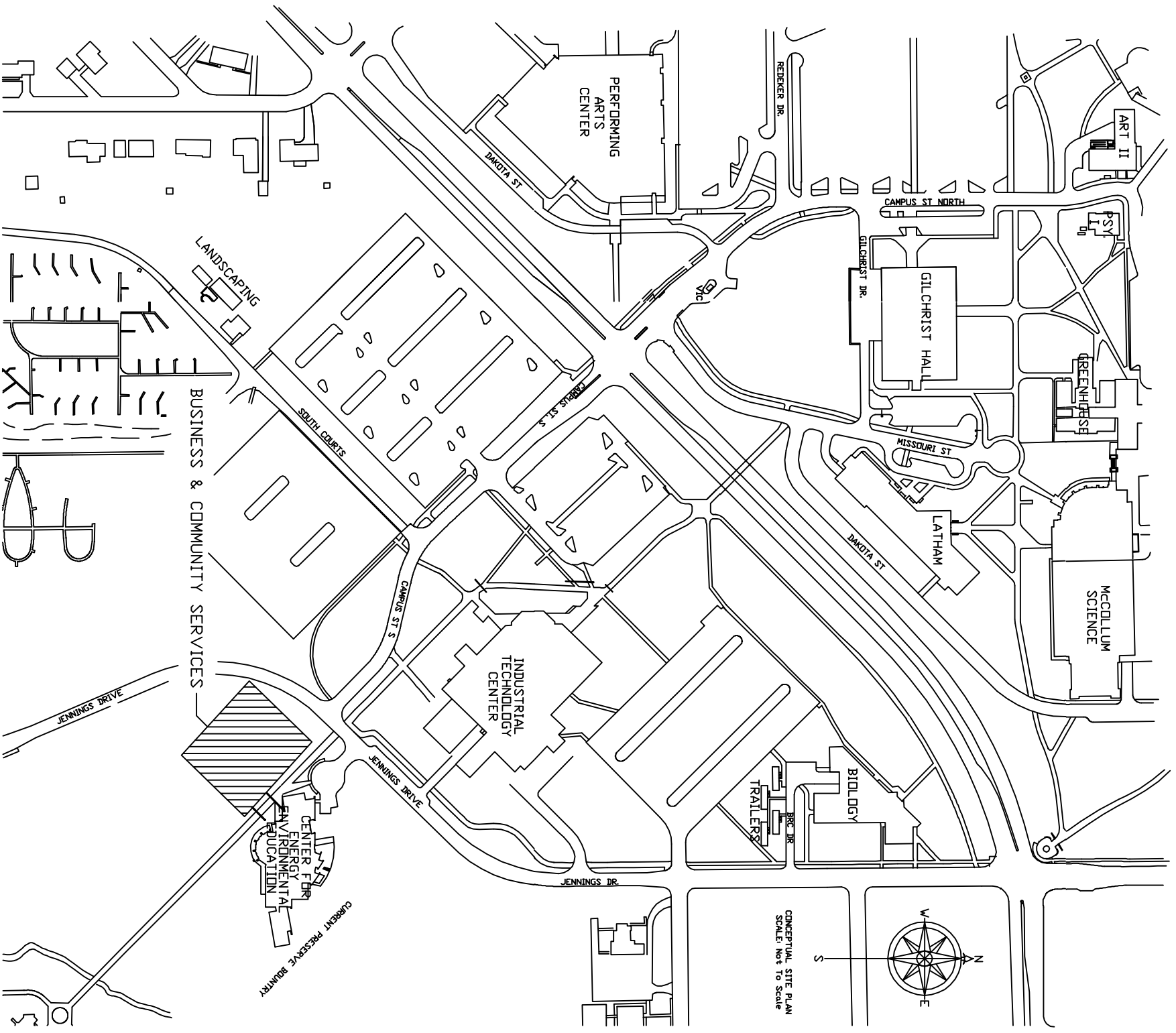
Project Budget

Construction	\$ 276,400
Professional Fees	51,000
Contingency	<u>11,600</u>
TOTAL	<u>\$ 339,000</u>

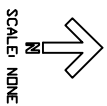
Also presented for Board ratification are two project descriptions and budgets under \$250,000, the acceptance of one completed construction contract, and one final report. The register prepared by the University is included in the Regent Exhibit Book.


Sheila Doyle

Approved: 
Gregory S. Nichols



UNIVERSITY OF NORTHERN IOWA
CEDAR FALLS, IOWA
Institutional Roads 2004



SCALE: NONE

2004

