

**A PRESENTATION OF THE SCHEMATIC DESIGN FOR THE TOWERS CENTER IMPROVEMENTS PROJECT WILL BE MADE AT THE JUNE BOARD MEETING**

UNI B-1

**MEMORANDUM**

**To:** Board of Regents  
**From:** Board Office  
**Subject:** Register of University of Northern Iowa Capital Improvement Business Transactions for Period of April 18, 2002, through May 22, 2002  
**Date:** June 10, 2002

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**Recommended Action:**

Approve the Register of Capital Improvement Business Transactions for the University of Northern Iowa.

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**Executive Summary:**

Requested Approvals      Schematic design and project description and budget (\$8,500,000) for the **Towers Center Improvements** project which would provide dining upgrades, including development of a "market place" food service area, and mechanical, restroom, and accessibility improvements (see page 2).

Amendment #2 (\$9,750) to the engineering agreement with ZBA, Iowa City, Iowa, for design modifications to the pipe support and expansion system for the **Steam Distribution System Replacement—Phase 1** project (see page 5).

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**Background and Analysis:**

**Towers Center Improvements**

		<u>Project Summary</u>		
		<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed			June 2001	Approved
Architectural Agreement				
(RDG Bussard Dikis, Des Moines, IA)	\$ 757,400		Jan. 2002	Approved
Program Statement			April 2002	Approved
Schematic Design			June 2002	Requested
Project Description and Budget	8,500,000		June 2002	Requested

**Background** The Food Service Comprehensive Master Plan for the Department of Residence and Maucker Union indicated that the University's residential dining facility kitchens and serving systems were nearing the end of their useful lives.

The Master Plan also noted that the dining facilities were in need of renovation and reconfiguration to facilitate modern production and serving techniques and provide a greater variety of food offerings, extended operating hours, and reorganization of service systems in response to user needs.

The University has completed the **Redeker Dining Center Improvements** project which was the first in a three-phase improvement plan for the Residence System dining centers.

**Project Scope** The proposed project would provide dining upgrades, and mechanical, restroom, and accessibility improvements for the Towers Center, which is a major dining facility used by students residing in Bender, Dancer, and Campbell Residence Halls. (See Attachment A for map.)

The project includes:

- Renovation of the ground floor space to provide a "market place" food service outlet, reconfiguration of food storage spaces, and replacement of food service equipment.
- Renovation of the first floor space to provide the Grab 'n Go (breakfast and sack lunch) dining service, and modifications to existing lounge, computer laboratory, and study areas.
- Accessibility and restroom improvements.

Schematic  
Design

- Modification or replacement of the heating, ventilating and air conditioning, fire alarm, lighting, and communication systems serving the facility.
- Replacement of a portion of the roof area.

The following are highlights of the **interior design**:

Ground Floor

The marketplace servery outlets would be located in the central area and along the north, east and west walls of the food service facility.

The main dining area would be located in the southern portion of the space; a private dining room would be located in the southeast corner.

The kitchen, receiving, and office areas would be located north of the marketplace.

Access to the food service facility would be provided by the existing east and west entrances.

- The entry areas would be modified to improve accessibility to both levels of the Center, including installation of a new elevator near the east entrance.

New restroom areas would be developed near the east entrance. (There are currently no public restrooms on this level.)

- The restrooms would provide a total of three female toilet fixtures and two female lavatories, and one male toilet fixture, two urinals, and two male lavatories.

First Floor

The existing lounge, computer laboratory, and study areas in the southern portion of the space would be modified to accommodate the new Grab 'n Go dining service, which would provide breakfast and sack lunch selections.

Additional restroom areas would be provided with the construction of new women's restrooms along the north wall of the corridor; the existing men's and women's restrooms would be renovated and converted into men's restrooms.

- The restrooms would provide a total of 14 female toilet fixtures and eight female lavatories, and four male toilet fixtures, four urinals, and eight male lavatories.

The following are highlights of the **exterior design**:

A ground floor concrete and glass addition to the receiving dock (approximately 450 square feet) would be constructed in the northeast area to enclose the existing dock area and provide additional storage space.

Glass and metal frame additions would be constructed at the east and west entrances (approximately 100 square feet each) to create enclosed vestibules.

- The materials for these additions are consistent with the existing materials of the Towers Center and the Bender and Dancer Residence Halls.

Approximately one-half of the roof area (15,000 square feet) would be replaced; the roofing material in this area is approximately 20 years of age.

- The project will install a rubber membrane material consistent with the existing material on the remainder of the roof area, which was replaced in 1995.
- The roofing material was selected for its durability, life expectancy (approximately 20 years), and cost effectiveness.

**Project Schedule** The University plans to begin construction in the summer of 2003 for completion by the fall 2004 semester.

- The University plans to close the Towers Center during the construction project, and temporarily re-open the food service operations in the Campbell Residence Hall (closed in the spring of 2000) to serve the Towers Center patrons.

The following table compares the square footages included in the schematic design with the square footages included in the program approved by the Board in April 2002.

	<u>Building Program</u>	<u>Schematic Design</u>	
Dining Areas	11,200	11,460	
Marketplace	5,500	5,900	
Kitchen/Storage/Warewashing	6,060	5,750	
Meeting/Study	5,665	5,665	
Support	<u>3,370</u>	<u>3,370</u>	
<b>Total Project Area</b>	31,795	32,145	nsf

Anticipated  
Funding

Dormitory Revenue Bonds.

Project Budget

Construction	\$ 7,100,000
Design, Inspection and Administration	800,000
Furniture and Equipment	180,000
Art Work	42,500
Contingency	<u>377,500</u>
<b>TOTAL</b>	<b><u>\$ 8,500,000</u></b>

**Steam Distribution System Replacement—Phase 1**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed Engineering Agreement (ZBA, Iowa City, IA)	\$ 691,400	Nov. 2000	Approved
Project Description and Total Budget	12,700,000	Jan. 2001	Approved
Engineering Amendment #1	131,600	June 2001	Approved
Construction Contract Award (Peterson Contractors)	11,910,000	Sept. 2001	Approved
Construction Change Order #1 (Peterson Contractors)	(1,017,450)	March 2002	Ratified
Engineering Amendment #2 (ZBA, Iowa City, IA)	9,750	March 2002	Ratified*
		June 2002	Requested

\* Approved by Executive Director in accordance with Board procedures.

Background

This is the first phase of a project to install a reliable steam distribution system between the Power Plant and central campus, and between some campus buildings and the existing campus steam distribution system. The existing direct buried steam distribution and condensate piping systems in these areas have outlived their useful lives.

The Phase 1 project will install approximately 3,300 feet of main tunnel to connect the Power Plant to Central Campus, and approximately 2,100 feet of branch tunnel to connect campus facilities and provide redundant steam service.

Engineering  
Amendment

Amendment #2 (\$9,750) to the agreement with ZBA would provide design modifications to the pipe support and expansion system for the tunnels.

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Included in the University's capital register for Board ratification are two projects under \$250,000 and two construction contracts awarded by the Executive Director. These items are listed in the register prepared by the University, which is included in the Regent Exhibit Book.

  
Sheila Lodge

Approved:   
Gregory S. Nichols

