

MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Register of University of Northern Iowa Capital Improvement Business Transactions for Period of April 19, 2001 to May 16, 2001

Date: June 1, 2001

Recommended Action:

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

Executive Summary:

The University of Northern Iowa requests permission to proceed with the **Towers Dining Center Improvements** project which would renovate the dining center and convert it to a multiple service point, or "marketplace" system, enhancing the variety and quality of menu offerings and speed of service. The estimated project cost is \$8.5 million which would be funded by a future sale of Dormitory Revenue Bonds.

The University requests approval of the program statement for the **Maucker Union/Center for Multicultural Education Renovation/Expansion** project which would construct new space (approximately 35,000 gross square feet) and renovate existing areas (approximately 19,000 gross square feet) of the Union. The project would provide space to expand the existing food service and retail areas, and relocate the Center for Multicultural Education and the office of International Services to the facility. The estimated cost of the project is \$13 million, which would be financed by a bond issue scheduled for sale in November 2001.

The University also requests approval of the project description and budget for the **Steam Distribution System Replacement, Phase 1** project which would construct steam lines within tunnels to replace direct buried piping systems which have outlived their useful lives. The project would be funded by a \$12.7 million capital appropriation included in the infrastructure bill (HF 742) as passed by the 2001 General Assembly and signed by the Governor.

Background and Analysis:

Towers Dining Center Improvements

Source of Funds: Dormitory Revenue Bonds

Project Summary

<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed	June 2001	Requested

In March 1997, the University received approval to enter into an agreement with the design team of Ricca Planning Studio and Brooks Borg and Skiles to complete a Food Service Comprehensive Master Plan for the Department of Residence and Maucker Union. The purpose of the study was to develop a ten-year plan to provide projections of future campus food service needs and capital investment requirements, consistent with the University's mission and strategic plan. The study was to help determine the most effective method of providing high quality food service to students, faculty, staff and guests.

The completed Campus Food Service Master Plan noted that all of the University's residential dining facility kitchens and serving systems were nearing the end of their useful lives and were dramatically in need of renovation and reconfiguration to facilitate modern production and serving techniques. According to the Master Plan report, surveys of students, faculty and staff indicated a need for greater variety in food offerings, extended operating hours, and reorganization of service systems to improve service speed and menu variety.

The Master Plan recommended the reconfiguration of the existing straight-line service systems into a marketplace concept, which provides a series of individual food outlets, each with its own food format and identity, interspersed throughout a large dining space. The majority of food preparation is done in front of the customer at each outlet. The Master Plan indicated that customer acceptance of the marketplace concept in college facilities has been very high as it creates a dynamic, lively and interactive dining environment. The individual food outlets also allow flexibility to change food formats.

The Campus Food Service Master Plan has been used by the University to guide the renovation of dining facilities and the replacement of equipment in the food service areas. The **Redeker Dining Center Improvements** project, currently under construction, was the first project in a three-phase improvement plan for the Residence System dining centers.

The University is now ready to proceed with the second dining center improvement project. Accordingly, the University requests permission to proceed with project planning, including the architectural selection process, for the **Towers Dining Center Improvements** project. This project was included in the University's Residence System Ten-Year Plan for FY 2002 through FY 2011, presented to the Board in March 2001.

The Towers Dining Center is a two story structure, constructed in 1969. The 53,367 gross square foot dining facility is a major dining facility used by students residing in Bender, Dancer and Campbell Residence Halls. The location of these facilities is shown on Attachment A.

Planned improvements to the Towers Dining Center include completely renovating the first floor space, and constructing and furnishing the space for the "market place" food service concept. Dry, frozen and refrigerator food storage spaces will be reconfigured. The project will also replace the food service equipment with efficient, serviceable and movable equipment that will support the market place food service concept and provide increased versatility. Heating, ventilating and air-conditioning systems will be evaluated and modified or replaced as necessary.

The project will not change the seating capacity of the dining area. The current and proposed dining seating area is approximately 10,500 square feet; depending upon the configuration of the seating, the capacity ranges from 668 to 750 individuals.

The estimated project cost is \$8.5 million. The University proposes to finance the planning and design costs with Residence System funds, with these costs being reimbursed by proceeds from the sale of Dormitory System Revenue Bonds to be issued at a future date.

Maucker Union - Center for Multicultural Education Renovation/Expansion
Proposed Source of Funds: Maucker Union Revenue Bonds and Surplus Funds,
and Residence System Improvement Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		May 2000	Approved
Architectural Agreement (InVision Architecture)	\$ 888,000	Oct. 2000	Approved
Program Statement		June 2001	Requested

Maucker Union was built in 1969, with an addition completed in 1990. The 81,967 gross square foot building is a major gathering space for on-campus and off-campus students, faculty, and staff. Only minor renovations have been completed since the facility opened.

This project would construct multiple additions to the Maucker Union and renovate existing space to house the Center for Multicultural Education and the office of International Services; provide additional meeting, office and support space; and provide expanded food service and retail areas. (The retail services will consist of basic school supplies and small scale packaged food offerings for the University community.) Currently the Center for Multicultural Education and International Services are housed in inadequate facilities on the periphery of campus. Relocating these programs to central campus will increase their visibility and will enhance the environment for collaboration and integration of programs and resources. The project will also provide accessibility improvements to the facility and upgrade the mechanical and electrical systems.

The University reports that the project is consistent with Goal 4 of the University's strategic plan which sets out to strengthen a University culture characterized by diversity, collegiality, and mutual respect.

The following is the space summary for the addition to the Maucker Union:

Center for Multicultural Education			
Meeting Rooms	2,700		
Office Areas	1,305		
Support Areas	<u>330</u>		
		4,335	nsf
Office of International Services		1,380	nsf
Maucker Union			
Meeting Rooms	3,320		
Retail Outlet (school supplies, etc.)	2,500		
Office/Information Center	<u>1,555</u>		
		7,375	nsf
Food Service			
Food Service Outlets	7,050		
Food Service Support	890		
Food Service Office	<u>800</u>		
		8,740	nsf
Building Support			
Loading Dock/Receiving	900		
Restrooms	750		
Housekeeping, Custodial, Recycling	510		
Communications Room	<u>200</u>		
		2,360	nsf
Student Activities			
Shared Student Organization Areas	1,200		
Office Areas	820		
Northern Iowa Student Government	<u>600</u>		
		2,620	nsf
Total Net Assignable Space		26,810	nsf
Total Non-Assignable Space		<u>8,043</u>	
Total Gross Square Feet		34,853	gsf
Net-to-Gross Ratio	77 percent		

The space to be renovated would include approximately 4,900 square feet of meeting room space on the lower level and 14,200 square feet of food service space on the main level.

Steam Distribution System Replacement, Phase 1

Source of Funds: Capital Appropriations

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed Engineering Agreement (ZBA, Inc.)	\$ 691,400	Jan. 2001	Approved
Project Description and Total Budget	12,700,000	June 2001	Requested

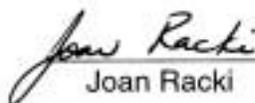
The University lacks a reliable steam distribution system between the Power Plant and central campus, and between some campus buildings and the existing campus steam distribution system. The existing direct buried steam distribution and condensate piping systems in these areas have outlived their useful lives and have a lower reliability than tunnel systems; the piping continues to fail and must be repaired and/or replaced each year.

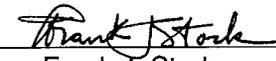
The overall steam distribution replacement project will increase the reliability of the system, eliminate the potential loss of steam service to campus buildings, and reduce energy and maintenance costs. The Phase 1 project will install approximately 3,100 feet of main tunnel to connect the Power Plant to Central Campus, and approximately 1,000 feet of branch tunnel to connect campus facilities and provide redundant steam service.

Project Budget

Contracts/Purchase Orders	\$ 10,900,000
Consultant/Design Services	1,000,000
Surveys/Testing	100,000
Contingencies	<u>700,000</u>
TOTAL	<u>\$ 12,700,000</u>

Included in the University's capital register for Board ratification are two project budgets under \$250,000 and the ratification of two construction contract awards. These items are listed in the register prepared by the University, which is included in the Regent Exhibit Book.


Joan Racki

Approved: 
Frank J. Stork

