

**MEMORANDUM**

**To:** Board of Regents

**From:** Board Office

**Subject:** Register of University of Northern Iowa Capital Improvement Business Transactions for Period of March 23, 2000 through April 19, 2000

**Date:** May 8, 2000

**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 project planning and the architectural selection process for the following projects:

**Maucker Union—Center for Multicultural Education Renovation/Expansion** project will construct new space and renovate existing areas of the Union. The project will provide space for expansion of the existing food service and retail areas, and relocation of the Center for Multicultural Education and the office of International Services to the facility. The project will also provide additional meeting, office and support space, and accessibility and mechanical/electrical improvements.

**McCollum Science Hall Addition** project will construct an addition to the facility to provide needed laboratory, classroom, research and office space for the science departments, particularly the Department of Biology. The 2000 General Assembly appropriated \$16.9 million for the project for FY 2001 – FY 2003; the project was the University's top priority in the Board's capital improvement FY 2001 request. The Governor, who has yet to act on the capital appropriations bill, recommended the project be financed by Academic Building Revenue Bonds.

The University requests approval of the project description and budget (\$580,000) and agreement with InVision Architecture (\$45,000) for the **Native Roadside Vegetation Enhancement Center** project which will renovate space in Warehouse 1, and construct a greenhouse and possibly an addition to the facility, for the Center's use in developing native species for use in roadside plantings. Design and construction of the Center will be funded by federal transportation funds administered through the Iowa Department of Transportation.

The University presents for Board ratification a revised project budget (\$355,000) and construction contract award (\$299,432), which were approved by the Executive Director for the **Schindler Education Center—Replace Roofs 1-8** project. Approval was requested in accordance with Procedural Guide §9.01 which authorizes the Executive Director to act on behalf of the Board on capital procedure actions, subject to Board ratification, when failure to take immediate action would cause an unnecessary delay. The project will replace the majority of the original roof areas of the building, which was constructed in 1973.

**Background and Analysis:**

**Maucker Union—Center for Multicultural Education Renovation/Expansion**

Proposed Source of Funds: Designated Tuition Revenue, including bonds to be secured by this revenue; Residence System Improvement Funds; and Maucker Union Surplus Funds

**Project Summary**

<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed	May 2000	Requested

The proposed project will construct multiple additions to the Maucker Union and renovate existing space to provide expanded retail (basic school supplies and small scale packaged food offerings for the University community) and food service areas; house the Center for Multicultural Education and the office of International Services; and provide additional meeting, office and support space. The renovation work will also provide accessibility improvements to the facility and upgrade the mechanical and electrical systems. The goal of this project is to enhance student life and learning at the University through improved services and cultural opportunities.

Maucker Union, which totals 83,000 gross square feet, was constructed in 1969 with an expansion area completed in 1990. Some remodeling has taken place in the lower level meeting rooms, offices and gathering spaces, but no major improvements have been made to the upper level 1969 areas which include dining, food service, lounge and office areas. The majority of the proposed renovation work, which is anticipated to include approximately 25 percent of the total building square footage, will be focused on this upper level space. The work will be undertaken to provide functional improvements for these areas, and will include new finishes and furnishings for the dining area. In addition, the project will upgrade the heating, ventilating and air conditioning systems that are original to the building.

It is anticipated that the additions will accommodate the expanded food service operations, the Center for Multicultural Education and the office of International Services, and meeting rooms and office areas. The expanded food service area will respond to the need for improved food service offerings in the Union by increasing the number and quality of options. The Department of Residence would serve as the food service provider which will allow students with dining contracts to obtain food and beverage services in the Union with the use of their meal plans.

The Center for Multicultural Education (formerly the Ethnic Minorities Cultural and Educational Center) was established in 1971. Its mission is to provide both educational and cultural activities that promote cross-cultural awareness and multicultural understanding. The office of International Services provides a variety of services to assist international students in traveling from their home countries and in their daily campus activities. The two operations are currently located in separate, aging residential facilities in the northeast area of campus. The relocation of these functions to the Maucker Union will increase their visibility on campus and provide an environment for collaboration and integration of their programs and resources.

The proposed renovation and expansion project will be based on the recommendations of a feasibility study for the Maucker Union which was completed by the architectural firm of Brooks Borg and Skiles in 1999. The feasibility study utilized information from the campus food service master plan which was completed by the RICCA Planning Studio in 1998. This master plan is serving as the basis for other proposed campus food service improvements including the renovation of the Redeker Dining Center.

The total estimated project cost is approximately \$13 million. The University proposes to fund the majority of the project with debt to be secured by designated tuition (student fees). Docket item G. D. 9, Allocation of University of Iowa Mandatory Student Fees and Allocation of Designated Tuition for the 2000-01 Academic Year, includes an increase from \$4.90 to \$19.00 per academic year, and from \$1.85 to \$4.75 for the summer session, in the amount of tuition designated for the Maucker Union Renovation. Future increases in the amount of designated tuition for the Maucker Union Renovation/Addition project would be needed to pay the necessary debt service costs.

Additional funding would be provided by Residence System Improvement Funds and Maucker Union Surplus Funds, which would be used to fund the planning costs for the project, currently estimated at approximately \$1.3 million. The financing plan for the project, including all requirements for tax-exempt debt, will be further developed during project planning in consultation with the Board's financial advisor and bond counsel.

The University requests approval to proceed with project planning and the architectural selection process at this time. The University will return to the Board for approval of the selected architect.

McCollum Science Hall Addition

Source of Funds: Capital Appropriation

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		May 2000	Requested

This project will construct an addition of approximately 70,000 gross square feet (42,000 net square feet) to McCollum Science Hall. The additional space is needed to accommodate program growth and new technology primarily for the Department of Biology.

The growth in student enrollment, the increase in scientific knowledge, and the increase in general education classes in the science area have all contributed to the demand for space for the science programs. In addition, the enrollment in the biology major program has more than doubled since 1990, making this the third largest department major at the University.

Construction of the addition to McCollum Science Hall was recommended as part of the long-term solution to address these needs in a study conducted by Rohrbach Carlson in 1999. This study analyzed the space needs of the Departments of Biology, Chemistry and Physics.

The addition will include laboratories, classrooms, and research and office space. It will optimize laboratory space to enhance the programs and provide for more efficient and functional education and research environments.

The University requests approval to proceed with project planning and the architectural selection process at this time. The University will return to the Board for approval of the selected architect.

Native Roadside Vegetation Enhancement Center

Source of Funds: Federal Funds

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 580,000	May 2000	Requested
Architectural Agreement (InVision Architecture)	45,000	May 2000	Requested

This project will renovate space in Warehouse 1, located on the University's west campus, to house the Native Roadside Vegetation Enhancement Center. The Center will develop native planting species that will have applications for reducing ground washouts, maintenance and mowing requirements, and improving embankment stabilization. The vegetation will be developed for use in roadside plantings by the state departments of transportation in Iowa, Minnesota, Illinois and Wisconsin. The Center, which will be associated with the University Biology Department, will provide a native plant production center, clearinghouse and coordinating center, training facility, and a native vegetation technology transfer center. Permission to proceed with the project was not required since the project budget does not exceed \$1,000,000.

The Federal Transportation Equity Act for the 21<sup>st</sup> Century provides \$760,000 for the design and construction of the Center at the University. The funds are administered by the Iowa Department of Transportation, and the University will need to execute an agreement with the Department. The University's operating budget appropriation (HF 2549) for FY 2001 provides up to \$100,000 for the roadside vegetation project; the appropriation is subject to approval by the Governor.

Warehouse 1, which currently is not fully utilized, provides storage space for University vehicles, Physical Plant materials and equipment, and Purchasing inventory. The project will include renovation of available space in the warehouse facility, and possible construction of an addition, to house seed handling facilities, an office area and storage space for the Center. Construction of a greenhouse at the site will also be completed as part of the project. The renovation of space in Warehouse 1 to house the Center is consistent with the recommendations of a feasibility study undertaken for the project. The specific space needs for the Center will be further evaluated during the design phase of the project.

The University also requests approval to enter into an agreement with InVision Architecture to provide design services for the project. The agreement will provide design, construction coordination and periodic construction observation services at a fee of \$45,000, including reimbursables.

Project Budget

Construction Costs	\$ 500,000
Consultant/Design Services	45,000
Contingencies	<u>35,000</u>
TOTAL	<u>\$ 580,000</u>

Schindler Education Center—Replace Roofs 1-8

Source of Funds: Building Repairs

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 315,000	March 2000	Approved
Architectural Agreement (Alan Stevens Associates)	24,000	March 2000	Approved
Revised Project Budget	355,000	May 2000	Ratification*
Construction Contract Award (T and K Roofing Company)	299,432	May 2000	Ratification*

\*Approved by Executive Director; ratification by the Board requested.

This project will replace 34,200 square feet of the roof of the Schindler Education Center. These areas consist of a built-up tar and asphalt roofing material, and will be replaced with a rubber membrane roofing system.

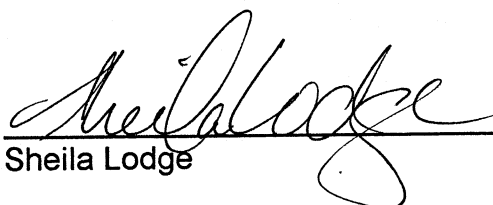
The University requested Executive Director approval, subject to Board ratification, of a revised project budget in the amount of \$355,000 (an increase of \$40,000), and award of a construction contract in the amount of \$299,432 for the Base Bid plus four alternates, which will allow replacement of the entire roof area of the building. The revised budget and contract award were approved by the Executive Director on April 17, 2000.

Project Budget

	<u>Initial Budget March 2000</u>	<u>Revised Budget April 2000</u>
Contracts	\$ 250,000	\$ 300,000
Design Services	35,000	25,000
Contingencies	<u>30,000</u>	<u>30,000</u>
<b>TOTAL</b>	<b><u>\$ 315,000</u></b>	<b><u>\$ 355,000</u></b>

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Included in the University's capital register for Board ratification are three project budgets under \$250,000. These items are listed in the register prepared by the University and are included in the Regent Exhibit Book.

  
Sheila Lodge

Approved:

  
Frank J. Stork

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