

**MEMORANDUM**

**To:** Board of Regents

**From:** Board Office

**Subject:** Register of University of Northern Iowa Capital Improvement Business Transactions for Period of September 20, 2001, through October 17, 2001

**Date:** November 5, 2001

**Recommended Action:** Approve the Register of Capital Improvement Business Transactions for the University of Northern Iowa.

**Executive Summary:**

Requested Approvals: Permission to proceed with project planning for the **McLeodUSA Center** project which would construct an arena facility to provide a more appropriate venue, in size and seating capacity, for certain intercollegiate athletic events currently held in the West Gym and the UNI-Dome.

Project descriptions and budgets and engineering agreements for:

**Campbell Hall—Electrical Upgrades** project which would upgrade the electrical distribution system in the residence hall to meet current electrical usage and code requirements.

Project Description and Budget	\$ 700,000
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Engineering Agreement with Kapaun Consulting Engineers	59,230
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**Institutional Roads 2002—30<sup>th</sup> Street, Indiana Street, and 31<sup>st</sup> Street** project which would reconstruct deteriorated roadways in the southern area of campus.

Project Description and Budget	\$ 391,000
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Engineering Agreement with Clapsaddle-Garber Associates	49,500
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**Regents Complex Tuckpointing—Phase 2** project which would complete building envelope improvements for Shull Residence Hall.

Project Description and Budget	\$ 300,000
Engineering Agreement with Howard R. Green Company	26,100

Architectural Amendment #1 (\$123,208) with InVision Architecture for food service and interior design services for the **Maucker Union—Center for Multicultural Education Renovation/Expansion** project.

**Background and Analysis:**

**McLeodUSA Center**

Project Summary

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

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Background      The primary indoor athletic facilities at the University of Northern Iowa are the West Gym and the UNI-Dome.

The University believes that due to various deficiencies, these facilities do not adequately support the University's high quality programs in intercollegiate athletics and other areas.

- The West Gym spectator capacity is limited, restricting its use for intercollegiate athletic events.
- The size and acoustics of the UNI-Dome, which was designed as a football venue, are not conducive for optimal viewing of athletic events which typically attract fewer spectators, such as basketball and volleyball.
- The availability of the UNI-Dome is limited by the heavy demand for its use for various University and community events.

Existing  
Facilities

**West Gym:**

Constructed in 1923.

Seating capacity of 1,980, standing room increases the capacity to 2,100.

Intercollegiate athletic use includes women's basketball and volleyball, and wrestling competitions.

Other University uses include wellness/recreation programs.

Does not meet requirements for NCAA tournament events, particularly for volleyball, due to the low ceiling height.

Due to building limitations, sufficient improvements cannot be made to accommodate better all intercollegiate athletic and spectator events currently held in the facility. (The ongoing renovation work in the facility is focusing primarily on building code upgrades.)

**UNI-Dome:**

Constructed in 1976.

Seating capacity of 16,400 for football, and 23,000 for concerts.

Intercollegiate athletic use includes men's basketball, football, track and field, and occasionally wrestling and women's basketball.

Other University uses include physical education and wellness programs, career fairs, convocations and graduations.

Other community, revenue-generating uses include trade shows, sports shows, concerts, and meetings.

New Arena  
Highlights

The project would construct a new arena to address the various deficiencies with the West Gym and the UNI-Dome.

The arena would be designed with a seating capacity of approximately 5,000, which is more than twice the capacity of the West Gym.

The facility would include a full-size collegiate basketball court, locker rooms and offices, concessions, restrooms, and other support areas.

The facility would provide the appropriate size and acoustics for enhanced viewing of intercollegiate athletic events, specifically men's and women's basketball, volleyball, and wrestling, consistent with athletic facilities for these events at other Division 1 schools.

The size of the facility would better accommodate spectators for the intercollegiate athletic events currently held in the West Gym.

The availability of both the arena and the UNI-Dome for University and community events would better accommodate the demand for large event space.

The proposed facility is expected to contribute to economic development and community enhancement efforts in the Waterloo/Cedar Falls area.

Estimated Cost

\$15 million.

Funding

Private Funds.

Project Site

The proposed location for the Center is on the University's west campus near the UNI-Dome and the Wellness Recreation Center. (See Attachment A for map.)

- This location was indicated as the proposed site for the arena in the University's presentation of its Campus Master Plan to the Board in May 2000.

Additional  
Information

The University plans to begin the architectural selection process for the project as soon as possible, if the Board grants permission to proceed.

The University hopes to begin construction of the facility in the fall of 2002, if all needed funding has been raised by that date.

Completion of the facility is targeted for 2004.

**Campbell Hall—Electrical Upgrades**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 700,000	Nov. 2001	Requested
Engineering Agreement (Kapaun Consulting Engineers, Waterloo, IA)	59,230	Nov. 2001	Requested

Background	Campbell Residence Hall was constructed in 1953, 1956 and 1964.  No significant electrical distribution upgrades have been completed since the building's construction.
Project Scope	The proposed project would provide: <ul style="list-style-type: none"> <li>• Electrical upgrades throughout the building including improved lighting and electrical grounding, additional electrical outlets, and expanded breaker capacity.</li> <li>• Enhanced electrical system safety and reliability.</li> </ul>
Design Services	The engineering agreement with Kapaun Consulting Engineers would provide design, construction coordination and periodic construction observation services for a fee of \$59,230, including reimbursables.
Project Cost	\$700,000.  Permission to proceed with the project is not required since the project budget does not exceed \$1 million.
Funding	Residence System Improvement Funds.

Project Budget

Contracts/Purchase Orders	\$ 575,000
Consultant/Design Services	65,000
Contingencies	<u>60,000</u>
<b>TOTAL</b>	<b><u>\$ 700,000</u></b>

**Institutional Roads 2002—30<sup>th</sup> Street, Indiana Street, and 31<sup>st</sup> Street**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget Engineering Agreement (Clapsaddle-Garber Associates, Marshalltown, IA)	\$ 391,000	Nov. 2001	Requested
	49,500	Nov. 2001	Requested

**Background**      The roadways to be improved surround the College Court Apartments south of the Redeker Center. (See Attachment B for map.)

The roadways, which are in a deteriorated condition, provide access to the apartments, residence system housing, parking areas, and the general campus.

**Project Scope**      The proposed project would include:

- Removal and replacement of 2,050 feet of deteriorated concrete and asphalt pavement.
- Installation and/or reconditioning of a storm sewer, intakes, lighting and sidewalks to accommodate the new pavement.

**Design Services**      The architectural agreement with Clapsaddle-Garber Associates would provide design, construction coordination and periodic construction observation services for a fee of \$49,500, including reimbursables.

**Project Cost**      \$391,000.

Permission to proceed with the project is not required since the project budget does not exceed \$1 million.

**Funding**      Institutional Roads Funds.

Project Budget

Contracts/Purchase Orders	\$ 312,000
Consultant/Design Services	50,000
Contingencies	<u>29,000</u>
<b>TOTAL</b>	<b><u>\$ 391,000</u></b>

**Regents Complex Tuckpointing—Phase 2**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget Engineering Agreement (Howard R. Green Company, Cedar Rapids, IA)	\$ 300,000	Nov. 2001	Requested
	26,100	Nov. 2001	Requested

Background	<p>The Regents Complex includes Shull, Noehren, Hagemann and Rider Residence Halls.</p> <p>Of the four facilities, Shull Hall, which was constructed in 1964, has the most critical need for building envelope repairs.</p> <p>The University has completed the Phase 1 tuckpointing project (approved by the Board in December 1999) which provided the majority of the building envelope repairs for Shull Hall.</p>
Project Scope	The proposed project would complete improvements for Shull Hall including installation of vertical and horizontal control joints, replacement of wall ties and flashings, tuckpointing, and miscellaneous caulking and painting.
Additional Information	Building envelope work for other Regents Complex facilities will continue to be prioritized and phased; the University anticipates that up to five phases will be required to complete the work.
Design Services	The engineering agreement with Howard R. Green Company would provide design, construction coordination and periodic construction observation services for a fee of \$26,100, including reimbursables.
Project Cost	<p>\$300,000.</p> <p>Permission to proceed with the project is not required since the project budget does not exceed \$1 million.</p>
Funding	Residence System Improvement Funds.

Project Budget

Contracts/Purchase Orders	\$ 255,000
Consultant/Design Services	25,000
Contingencies	<u>20,000</u>
<b>TOTAL</b>	<b><u>\$ 300,000</u></b>

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

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed Architectural Agreement (InVision Architecture)	\$ 888,000	May 2000 Oct. 2000	Approved Approved
Program Statement		June 2001	Approved
Schematic Design		July 2001	Approved
Project Description and Total Budget	13,000,000	July 2001	Approved
Architectural Amendment #1 (InVision Architecture)	123,208	Nov. 2001	Requested

**Background** This project would construct multiple additions to the Maucker Union and renovate existing 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 project would also provide accessibility improvements to the facility and upgrade the mechanical and electrical systems.

**Design Services** The architectural agreement with InVision Architecture includes design services for all but the food service outlets to be developed in the Union.

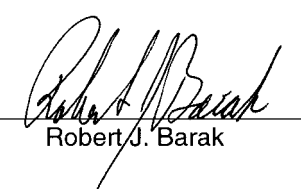
- The University has now determined that this component of the project will consist of five food outlets.

**Amendment** Amendment #1 (\$123,208) would provide compensation for food service and interior design services for the food outlets.

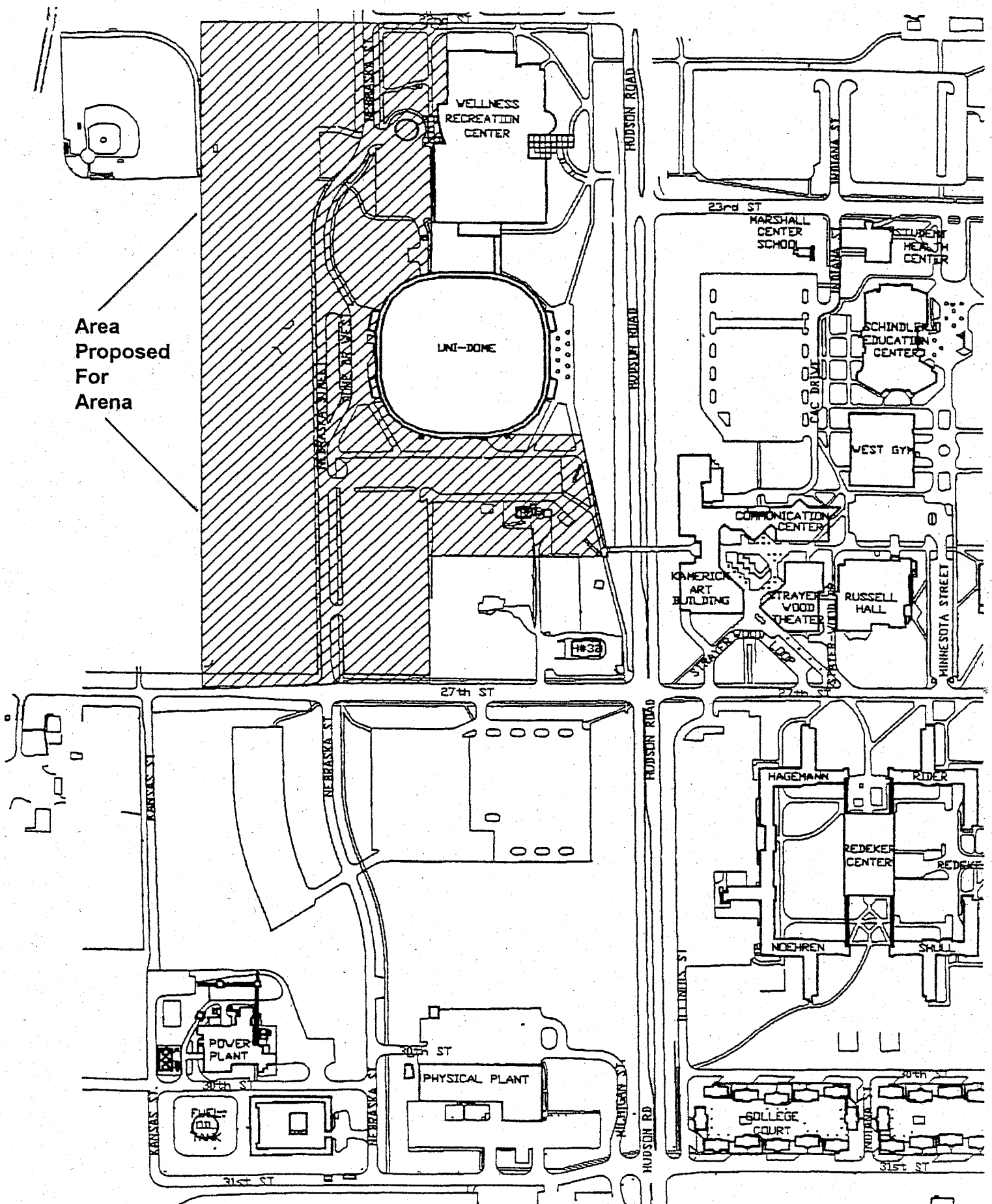
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Included in the University's capital register for Board ratification are three project descriptions and budgets under \$250,000, one construction contract awarded by the Executive Director, the acceptance of one completed construction contract, and one final report. These items are listed in the register prepared by the University, which is included in the Regent Exhibit Book.

  
Sheila Lodge

Approved:   
Robert J. Barak





Area  
Proposed  
For  
Arena

