

UNIVERSITY OF NORTHERN IOWA
REGISTER OF CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Recommend the Board approve the proposed:

1. Schematic Design, Project Description and Budget for the **Innovative Teaching and Technology Center for Nursing, Phase 1** (\$4,950,000) project with the understanding that approval is authorization to proceed with construction.



Proposed UNI "Innovative Teaching and Technology Center for Nursing, Phase 1" project
Third Floor, looking north

2. Revised Project Description and Budget for the **UNI-Dome Fabric Roof Replacement** (\$9,150,000, up 14% from \$8 million) project with the understanding that approval is authorization to proceed with construction.

UNI project #1 of 2
Innovative Teaching and Technology Center for Nursing, Phase 1

Executive Summary: The University of Northern Iowa requests Board approval of the Schematic Design, Project Description and Budget for the **Innovative Teaching and Technology Center for Nursing, Phase 1** project.

The project would renovate over 12,800 square feet of the Innovative Teaching and Technology Center's (ITTC) ground and third floors for UNI's new nursing program, anticipated to start in Fall 2024. The \$4,950,000 project budget would be funded by University Funds and Gifts/Grants.



Third Floor Entrance and Lobby

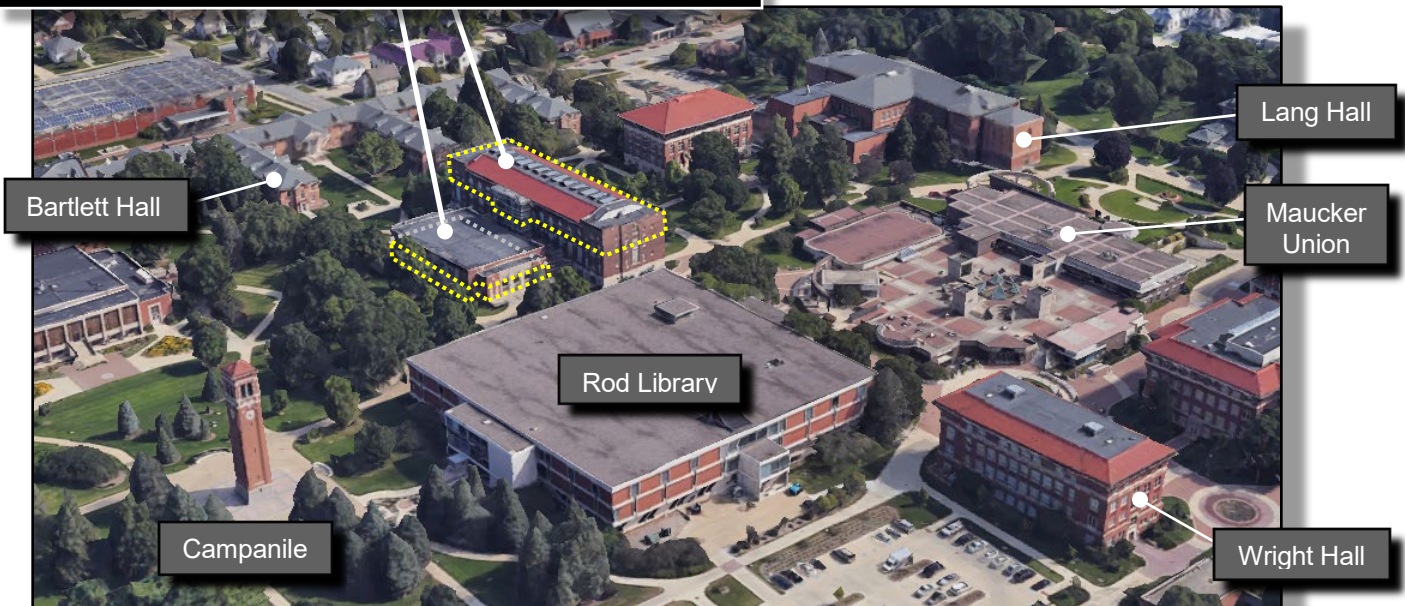
History

Built in 1905 and named "The Gymnasium," this building originally housed UNI's physical education faculty and classes. After decades of use serving UNI students in various capacities, the building was completely remodeled in 2006 into a technologically advanced instructional facility and was renamed the Innovative Teaching and Technology Center (ITTC) housing several academic departments.

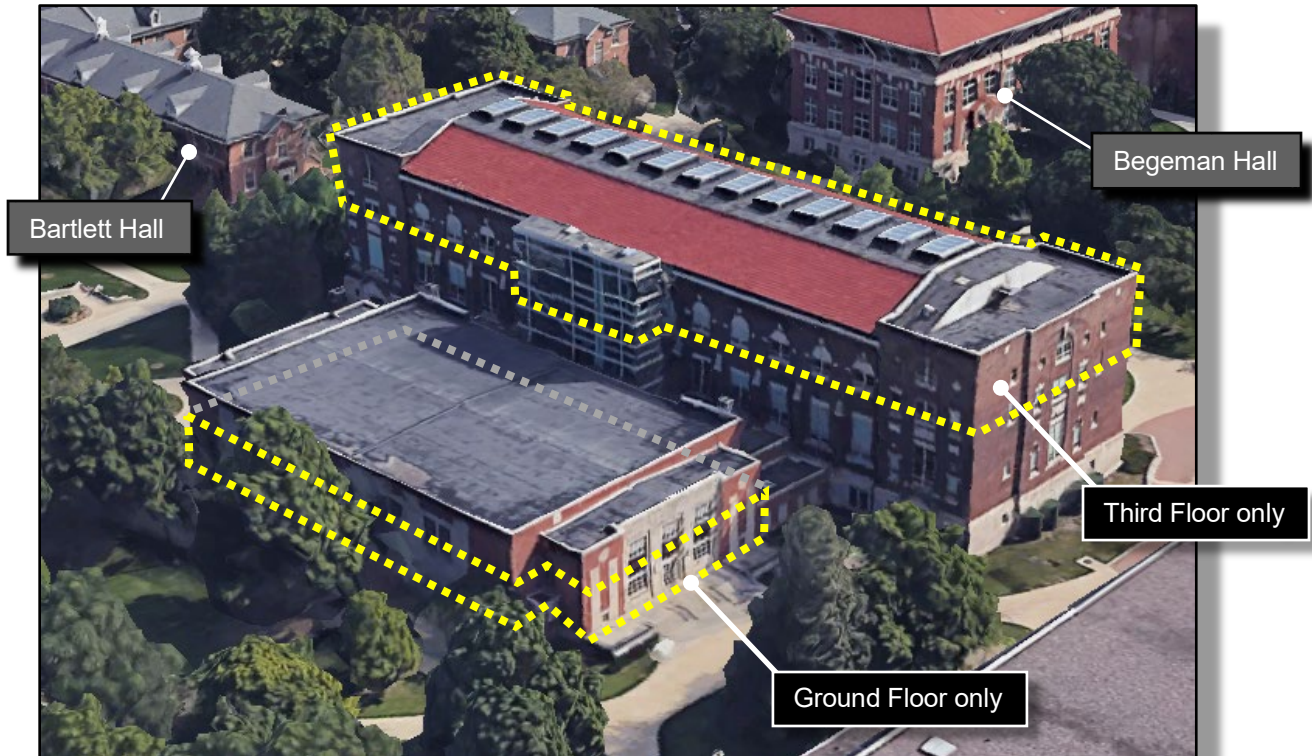
ITTC currently also houses innovative teaching studios, seminar rooms, and classrooms that are shared by UNI programs. It includes space for digital design, multimedia and IT services in addition to offices for academic assessment and other student support services.

In November 2021, the Board approved a separate ITTC project, the \$4.9 million "Innovative Teaching and Technology Center Roof Replacement and Exterior Repairs" project, now 50% complete. That project is in the process of replacing the roof and any deteriorated roof structure, installing new roof safety equipment for UNI maintenance staff and correcting various water infiltration issues in the exterior walls.

Proposed "Innovative Teaching and Technology Center for Nursing, Phase 1" project (interiors only)



University of Northern Iowa central campus, looking northwest



UNI's Proposed "Innovative Teaching and Technology Center for Nursing, Phase 1" project, looking northeast



Background: Approved by the Board in November 2022, UNI’s new nursing program would prepare pre-licensure Bachelor of Science (BSN) graduates to work in a variety of healthcare settings. This program is designed to be a traditional stand-alone baccalaureate degree option.

Through this project, UNI nursing students would receive hands-on practice with patients as well as high fidelity simulations necessary preparation for the real world experience.

This project would facilitate experiential learning opportunities for student to learn and train in. This includes hybrid laboratories that facilitate didactic and small group learning as well as immersive practice-based learning. Flexible simulation environments allow for a diversity of high-fidelity scenarios leading to increase outcomes by students. Storage and support spaces allow for these spaces to perform and function seamlessly.

Flat-floor active learning environments support the didactic and small group learning curriculum and allow for flexibility depending on the courses being delivered. Additionally, office environments support the faculty needs and functions.

Approximately 30% of this renovation project would occur on ground floor’s west side, while the remaining 70% would take place on third floor.

Project Summary

	Amount	Date	Board Action
Design Professional Selection, UNI Indefinite Services Agreement ➤ RDG Planning & Design, Omaha		Dec. 2022	Not Required*
RDG Agreement ➤ Programming through Record Documents	\$275,000	Jan. 2023	Not Required*
Project Description and Budget	\$4,950,000	Feb. 2023	Requested

* Approved by Executive Director per Board policy.

Project Budget

Planning, Design & Management	\$ 504,752
Construction	2,399,623
Furniture & Equipment	1,595,625
Contingency	450,000
Total	\$ 4,950,000

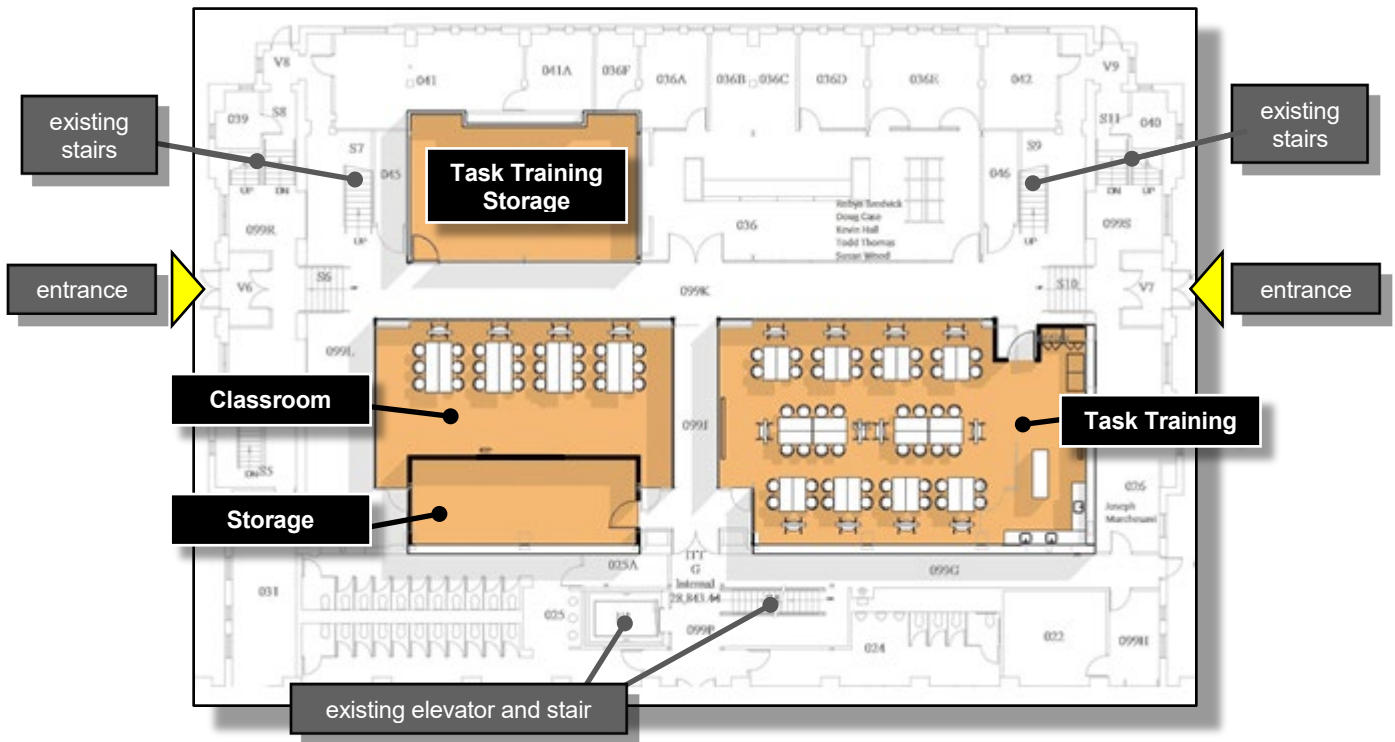
Source of Funds

University Funds and Gifts/Grants

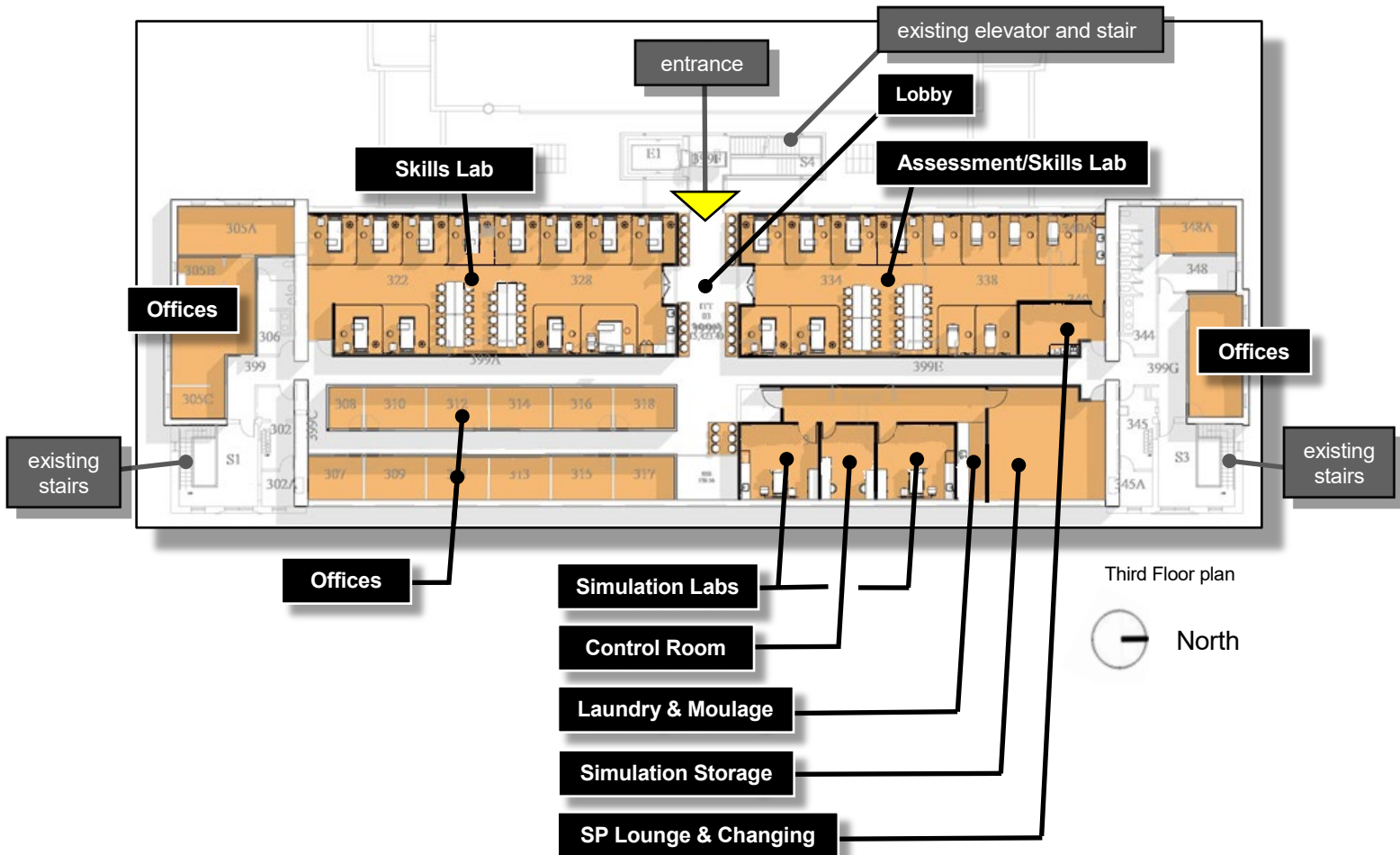
Schedule

Construction: July 2023 – May 2024

A future, second phase is anticipated by UNI in 2024-2025, but is not included in this proposal.



Ground Floor plan, west side



Third Floor plan



Task Training,
Ground Floor, west side

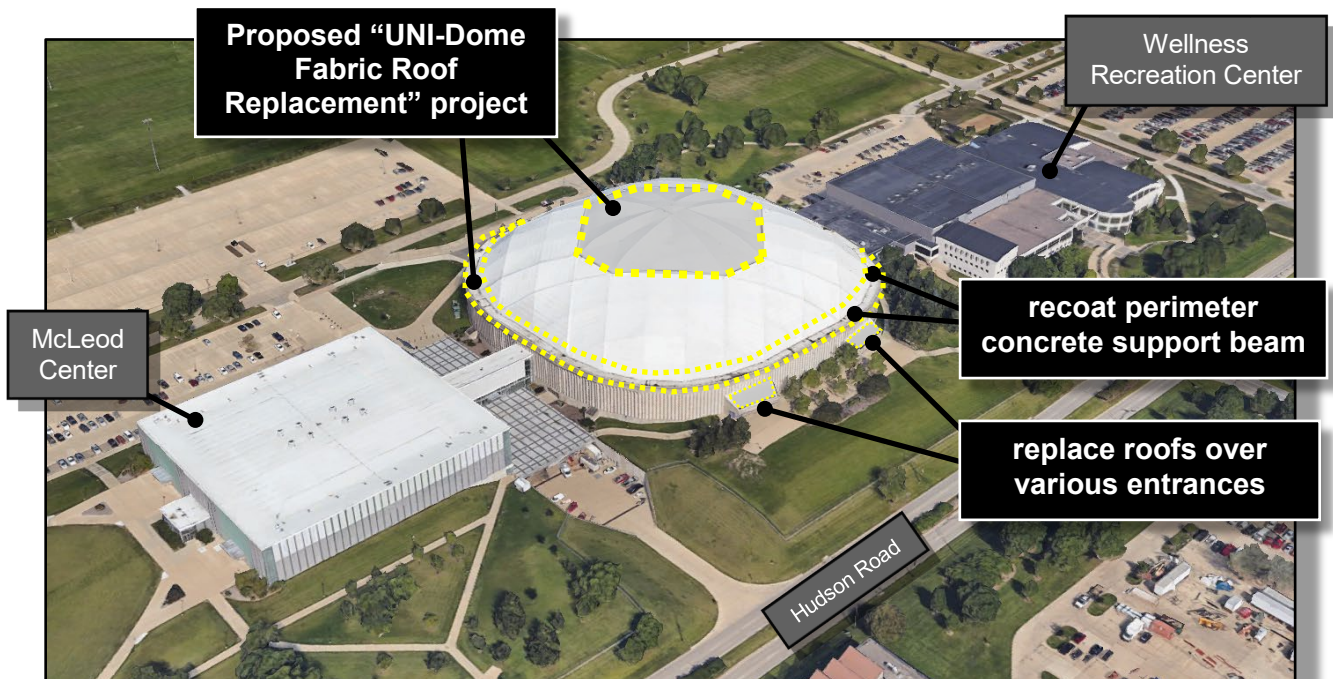


Control Room looking into a typical Simulation Lab,
Third Floor

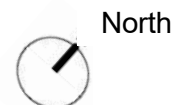
**UNI project #2 of 2
UNI-Dome Fabric Roof Replacement**

Executive Summary: Due to two bids received on January 31, 2023 that were higher than expected and caused by ongoing COVID-19 induced inflation, labor costs and supply chain issues, the University of Northern Iowa requests Board approval to revise the project budget for the **UNI-Dome Fabric Roof Replacement** project from \$8 million to \$9.15 million, a 14 percent increase.

The revised project budget would continue to be funded by Private Gifts, Fieldhouse Fund, General Fund and/or Athletics Department Funds.



University of Northern Iowa's campus, west side, looking northwest



Background: This project would replace the UNI Dome's center fabric roof, including its rigid steel and cable roof structure. The project would also recoat the UNI-Dome's perimeter concrete support beam (see photo above), providing structural support to the entire roof, and would replace smaller roofs over the UNI Dome's various public entrances. Additionally, safety lines and anchor points would be installed across the entire roof to improve safety for UNI maintenance staff.

In December 2019, the University hired roofing consultants to assess the condition of the roof's center portion, a fabric structure that allows natural light into the UNI-Dome. The assessment revealed that the center portion, 25% of the entire roof, had begun deteriorating, was nearing the end of its useful life and would need to be replaced by 2024. The 2010 outer roof, representing the remaining 75%, is in good condition and under warranty through 2040.

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Feb. 2021	Approved
Design Professional Selection, two proposals Walter P. Moore, Kansas City		Jan. 2022	Not Required*
Walter P. Moore Agreement Schematic Design only	\$ 193,000	Jan. 2022	Not Required*
Walter P. Moore Amendment #1 Snow and Wind Modeling only	28,000	Mar. 2022	Not Required*
Walter P. Moore Amendment #2 Structural Engineering Testing only	29,250	May 2022	Not Required*
Walter P. Moore Amendment #3 Design Development – Record Documents	657,000	Sep. 2022	Not Required*
Project Description and Budget	\$8,000,000	Sep. 2022	Approved
<u>Revised Project Description and Budget</u>	\$9,150,000	Feb. 2023	Requested

* Approved by Executive Director, consistent with Board policy.

Revised Project Budget

	Original Budget, Sep. 2022	Revised Budget, Feb. 2023
Planning, Design & Management	\$ 1,200,000	\$1,236,500
Construction	6,050,000	7,211,300
Contingency	750,000	702,200
Total	\$ 8,000,000	\$9,150,000

Source of Funds

Gifts, Fieldhouse Fund, General Fund and/or Athletics Department Funds

Revised Schedule

Construction: Spring 2023 – Fall 2024

UNI-Dome roof history:

1976 = UNI Dome was built, including an air-supported fabric roof system. It was the first indoor stadium with a full-size, air-supported fabric roof system in the United States.

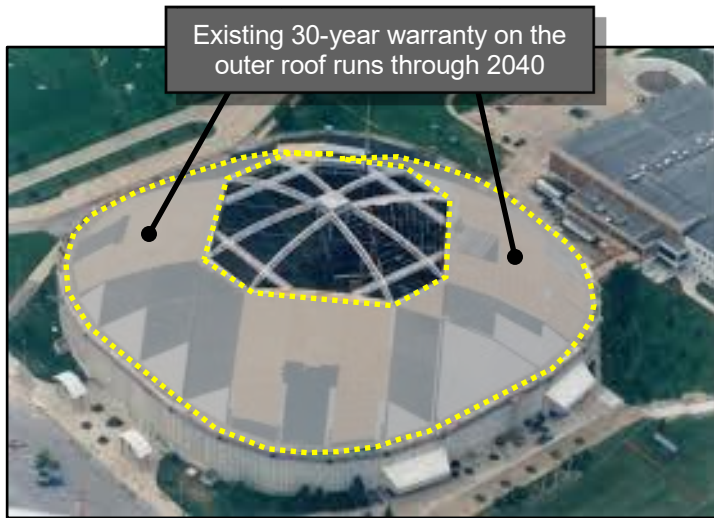
1999 = After 23 years, the UNI Dome’s air-supported center fabric roof was replaced with a better-quality fabric roof, structurally supported. The outer roof was also replaced with a ‘hard’ metal roof.

2010 = Due to hail damage, the outer metal roof was replaced with the current PVC white roof, which has a 30-year warranty through 2040. The roof’s center fabric roof was in good condition at the time.

2019 = Independent study done to assess the center fabric roof.

2020 = Minor repairs done on the center fabric roof.

2023 = After another 24 years, the center fabric roof needs replacement.



The UNI-Dome is one of the focal points of the University of Northern Iowa's campus. The structure provides an indoor event space for collegiate athletics, high school state football playoffs, marching band practice, intramural sports, kinesiology classes, summer camps and large events for the public.

Replacing the fabric roof is one step in maintaining the integrity of the building for years to come.

UNI-Dome's fabric center roof and 'hard' outer roof replaced in 1999.



University of Northern Iowa's UNI-Dome