

MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Register of University of Northern Iowa Capital Improvement Business Transactions for Period of January 12, 2000 through February 16, 2000

Date: March 6, 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 approval of a project description and budget for the **West Gym Renovation—Phase 2** project (\$645,000) which will construct new restrooms to increase the number of male and female toilet fixtures and upgrade the building's electrical system to meet current code requirements.

The University requests approval of project descriptions and budgets and architect/engineer agreements for the following projects:

Redeker Center Transitional Services project (\$400,000) and agreement with InVision Architecture (\$47,500) which will renovate portions of Shull, Hagemann and Campbell residence halls to house temporary dining areas and the bakery while the Redeker Dining Center is closed for renovation (scheduled to begin in July 2000 and be completed for use with the fall 2001 semester);

Schindler Education Center—Telecommunication Infrastructure—Phase 1 project (\$360,000) and agreement with RSM McGladrey (\$37,305) which will upgrade the telecommunications infrastructure serving the basement, first floor, and second floor lecture rooms of the Schindler Education Center;

Schindler Education Center—Replace Roofs 1-8 project (\$315,000) and agreement with Alan Stevens Associates (\$24,000) which will replace the majority of the original roof areas of the building which was constructed in 1973; and

Communication Arts Center—Patio Enclosure project (\$273,000) and agreement with Howard R. Green Company (\$29,700) which will enclose the existing third floor patio area of the Communication Arts Center to accommodate the space needs of University Broadcasting Services.

The University requests approval of Change Order #20 in the amount of \$174,087 to the construction contract with Larson Construction Company for the **Lang Hall Renovation** project. The change order will provide for the purchase and installation of the auditorium seating by the contractor rather than the University at a comparable cost, and therefore will not require an increase in the construction budget.

Background and Analysis:

West Gym Renovation—Phase 2

Source of Funds: Building Repair Funds

Project Summary

| | <u>Amount</u> | <u>Date</u> | <u>Board Action</u> |
|--------------------------------------|---------------|-------------|---------------------|
| Project Description and Total Budget | \$ 645,000 | March 2000 | Requested |

This project is the second phase of a multi-phased plan to renovate the West Gym. The Phase 1 project renovated approximately 15,000 gross square feet of space to accommodate the Military Science Department, which relocated from Lang Hall, and other West Gym occupants, which were moved within the facility. This phase also upgraded a portion of the building's locker room areas.

The Phase 2 project will increase the number of toilet fixtures and the building's electrical capacity. These building components have received only minor upgrades since construction of the West Gym in 1925. The proposed Phase 2 work is consistent with the master plan recently completed for the facility, which will guide the University's plans for continued use of the West Gym.

The West Gym pool was decommissioned with construction of the Wellness/ Recreation Center. The Phase 2 project will transform the former pool area into two levels of usable floor space by constructing a second floor structure in the open space above the pool. Each floor will total approximately 3,000 gross square feet. New restroom facilities totaling approximately 1,500 square feet will be constructed on the first floor. The basement area below this level will be expanded and an electrical room will be constructed. Development of the remainder of the first level space and all of the second level space will be undertaken in future phases of the project.

The existing restroom areas, which provide four fixtures for women in 150 square feet of space and four fixtures for men in 227 square feet of space, do not meet current requirements. The new restroom facilities will provide a total of 15 fixtures for women in 980 square feet of space, and nine fixtures for men in 517 square feet of space. The University has indicated that this number of fixtures will meet the minimum requirements for the type and size of the facility. Construction of the new electrical room will include installation of a new transformer, main switchgear and motor control center. Permission to proceed with the Phase 2 project was not required since the project budget does not exceed \$1,000,000.

Work proposed for future phases of the West Gym renovation includes development of academic and office areas, construction of new locker room space, and improvements to the fire safety and the heating, ventilating and air conditioning systems.

Project Budget

| | |
|----------------------------|-------------------|
| Contracts/Purchase Orders | \$ 540,000 |
| Consultant/Design Services | 65,000 |
| Contingencies | <u>40,000</u> |
| TOTAL | <u>\$ 645,000</u> |

Redeker Center Transitional Services

Source of Funds: Residence System Improvement Funds

| | <u>Project Summary</u> | | |
|----------------------------------------------------------------|------------------------|-------------|---------------------|
| | <u>Amount</u> | <u>Date</u> | <u>Board Action</u> |
| Project Description and Total Budget | \$ 400,000 | March 2000 | Requested |
| Architectural/Engineering Agreement (InVision Architecture) | 47,500 | March 2000 | Requested |

The project will finish shell space in the lower levels of Shull Hall (4,800 square feet) and Hagemann Hall (3,000 square feet) to support temporary dining services while the Redeker Dining Center is undergoing renovation. Work in these areas will include the installation of a portion of the food service equipment from the Redeker Dining Center, the installation of air conditioning and ventilating systems, and development of additional exits to meet life safety requirements. (Both residence halls are located adjacent to the Redeker Center.)

In addition, work in Hagemann Hall will include the upgrade of electrical service and data wiring to support the temporary relocation of the Redeker Center computer lab during the renovation project. Upon completion of the Redeker Center project, the renovated areas in Shull and Hagemann Halls will be available for other Department of Residence uses, which have yet to be determined.

The project will also relocate bakery equipment from the Redeker Center to the Campbell Hall dining center to provide temporary bakery operations. The University has indicated in the Residence System Annual Report (G.D. 13c) that the Campbell Hall dining operation will be closed at the end of the current academic year. The space will be reconfigured to accommodate the installation of the bakery equipment after the spring 2000 semester.

Residence hall dining services are currently provided in the Redeker, Commons, Towers and Campbell dining centers. The Redeker Center is located in the southern area of campus adjacent to Shull, Hagemann, Noehren and Rider residence halls. The remaining dining centers are located in the northern area of campus. The Commons is located adjacent to Lawther and Bartlett residence halls, and the Towers dining center is located adjacent to Bender and Dancer residence halls. The Campbell dining center, which is the smallest of the four dining areas, is located in the Campbell residence hall which is located in close proximity to both the Commons and Towers dining centers. A map indicating the location of the dining centers and residence halls is included as an attachment on page 11.

The four centers serve a total of 6,650 meals per week (Monday through Friday). The Redeker Dining Center, the largest of the four, currently serves up to 2,700 meals per day (Monday through Friday), and approximately 2,180 meals on the weekends (1,030 on Saturdays and 1,150 on Sundays). The University plans to develop the dining areas in Shull and Hagemann Halls to serve a combined total of approximately 3,300 meals per day (Monday through Friday), which is approximately 600 more per day than the amount currently served by the adjacent Redeker Center. The Hagemann Hall dining area will be closed on the weekends; the Shull Hall dining area is expected to serve approximately 1,600 meals per day on Saturdays and Sundays, an increase of approximately 450 to 570 meals per day over the amount currently served in Redeker on the weekends.

The University anticipates that many of the residents who currently use the Redeker Dining Center will seek other alternatives to the use of the dining areas in Shull and Hagemann Halls, including the use of other campus dining centers and the Maucker Union. The University also anticipates that many residents will elect to carry out meals, which would reduce the need for some seating areas but would not reduce the number of meals served.

The following table compares the current number of meals served in the existing dining centers with the proposed number of meals to be served with the loss of the Redeker and Campbell dining centers and the use of dining areas in Shull and Hagemann residence halls.

| <u>Meals Served Per Day</u> <u>(Monday – Friday)</u> | | |
|---------------------------------------------------------|----------------|-----------------|
| <u>Dining Center</u> | <u>Current</u> | <u>Proposed</u> |
| Redeker | 2,700 | 0 |
| Commons | 1,350 | 1,650 |
| Towers | 1,750 | 2,300 |
| Campbell | 850 | 0 |
| Shull/Hagemann | <u>0</u> | <u>3,300</u> |
| TOTAL | 6,650 | 7,250 |

The University has planned for approximately 600 more meals to be served per day during the 2000-2001 academic year than in the current academic year. The larger number has been used to ensure that sufficient space will be provided in the dining areas to accommodate anticipated student use.

Permission to proceed with the project was not required since the project budget does not exceed \$1,000,000.

The remaining function to be relocated from the Redeker Center is the Department of Residence administrative offices. According to the University, these office areas will be temporarily relocated to space in the Towers dining facility. The University has indicated that minimal work will be required to accommodate the offices, and this work will be undertaken by the University as a separate project.

Project Budget

| | |
|----------------------------|-------------------|
| Contracts/Purchase Orders | \$ 330,000 |
| Consultant/Design Services | 50,000 |
| Contingencies | <u>20,000</u> |
| TOTAL | <u>\$ 400,000</u> |

Schindler Education Center—Telecommunication Infrastructure—Phase 1

Project Summary

| | <u>Amount</u> | <u>Date</u> | <u>Board Action</u> |
|--------------------------------------------------------|---------------|-------------|---------------------|
| Project Description and Total Budget | \$ 360,000 | March 2000 | Requested |
| Architectural/Engineering Agreement (RSM McGladrey) | 37,305 | March 2000 | Requested |

The project will replace the existing telecommunications infrastructure which is original to the building's 1973 construction and is not sufficient to meet current data transmission standards. The project will install new telephone, data and voice cabling, and voice and data outlets. The project will require the relocation of the main fiber optic service and distribution systems and the replacement of ceilings. The Phase 1 project includes the basement, level one, and the lecture rooms on level two. The Phase 2 project will include the remainder of level two and levels three through six.

Permission to proceed with the project was not required since the project budget does not exceed \$1,000,000.

Project Budget

| | |
|------------------------------|-------------------|
| Contracts/Purchase Orders | \$ 300,000 |
| Consultant/Design Services | 41,000 |
| Contingencies | <u>19,000</u> |
| TOTAL | <u>\$ 360,000</u> |
| Source of Funds: | |
| Information Network Services | \$ 182,000 |
| Building Repair Funds | <u>178,000</u> |
| TOTAL | <u>\$ 360,000</u> |

Schindler Education Center—Replace Roofs 1-8

Source of Funds: Building Repair Funds

Project Summary

| | <u>Amount</u> | <u>Date</u> | <u>Board Action</u> |
|------------------------------------------------------------------|---------------|-------------|---------------------|
| Project Description and Total Budget | \$ 315,000 | March 2000 | Requested |
| Architectural/Engineering Agreement (Alan Stevens Associates) | 24,000 | March 2000 | Requested |

This project will replace the roofing material on eight of the 15 roof levels of the Schindler Education Center. The eight areas total approximately 34,200 square feet, which represents the majority of the original (1973) roofing areas. According to the University, a total of approximately 8,300 square feet of the original roof was replaced within the last five to ten years, and the remaining 2,400 square feet are still in a maintainable condition and do not yet require replacement.

The project will include the removal of deteriorated roofing materials and wet insulation and the installation of new tapered insulation and roofing materials. The University has indicated that the deteriorated areas of the roof have resulted in minor water damage to some ceiling tiles, and replacement of the roof areas is needed to avoid additional interior damage.

Permission to proceed with the project was not required since the project budget does not exceed \$1,000,000.

Project Budget

| | |
|----------------------------|-------------------|
| Contracts/Purchase Orders | \$ 250,000 |
| Consultant/Design Services | 35,000 |
| Contingencies | <u>30,000</u> |
| TOTAL | <u>\$ 315,000</u> |

Communication Arts Center—Patio Enclosure

Source of Funds: Private Funds (Friends of KUNI)

Project Summary

| | <u>Amount</u> | <u>Date</u> | <u>Board Action</u> |
|------------------------------------------------------------------|---------------|-------------|---------------------|
| Project Description and Total Budget | \$ 273,000 | March 2000 | Requested |
| Architectural/Engineering Agreement (Howard R. Green Company) | 29,700 | March 2000 | Requested |

This project will construct walls and a roof to enclose the 1,620 square foot patio area used by University Broadcasting Services (radio stations KUNI and KHKE), which occupies the third floor of the Communications Arts Center. Enclosing this space will provide additional storage and staff office space for University Broadcasting Services, and will allow for expansion of the record library.

The Communications Arts Center was constructed in 1978. The third floor patio was designed so that it could be enclosed and occupied at a future date.

Permission to proceed with the project was not required since the project budget does not exceed \$1,000,000.

Project Budget

| | |
|----------------------------|-------------------|
| Contracts/Purchase Orders | \$ 218,000 |
| Consultant/Design Services | 33,000 |
| Contingencies | <u>22,000</u> |
| TOTAL | <u>\$ 273,000</u> |

Lang Hall Renovation

Source of Funds: State Appropriations, and Building Fund for Student Activities and/or Private Funds

Project Summary

| | <u>Amount</u> | <u>Date</u> | <u>Board Action</u> |
|-------------------------------------------------------|---------------|-------------|---------------------|
| Permission to Proceed | | April 1997 | Approved |
| Program Statement | | Feb. 1998 | Approved |
| Schematic Design | | Feb. 1998 | Approved |
| Revised Program Statement | | March 1998 | Approved |
| Revised Schematic Design | | April 1998 | Approved |
| Project Description and Total Budget | \$ 12,900,000 | July 1997 | Approved |
| Architectural Agreement (InVision Architecture) | 810,000 | July 1997 | Approved |
| Architectural Amendment #1 | 29,700 | May 1998 | Approved |
| Revised Total Budget | 13,500,000 | March 1998 | Approved |
| Construction Contracts | | | |
| Asbestos Abatement (Advanced Technologies Corp.) | 20,565 | Feb. 1998 | Ratified |
| General Construction (Larson Construction Company) | 10,784,000 | Jan. 1999 | Approved |
| Change Orders 1-4 | (425,241) | Jan. 1999 | Approved |
| Change Orders (5-19) | (159,202) | | Approved* |
| Change Order #20 | 174,087 | March 2000 | Requested |

* Approved by University in accordance with Board procedures

The project will update classroom facilities and develop office areas for use by the University's Public Policy Office and Graduate College. In addition, this project includes construction of a 10,500 square foot addition to Lang Hall and improvements to the existing auditorium for use by the Department of Communication Studies. The project is scheduled to be completed in late November, 2000.

The University had been planning to bid and issue a purchase order for the auditorium seating, the cost of which is included in the project budget of \$13,500,000. However, due to current staff workload, the University believes this work can now be coordinated more efficiently by the contractor. The University has indicated that the amount of the change order is consistent with the University's cost estimate for purchase of the seating. The University believes the change order process will provide the most economical, timely, and efficient method for installation of the seating to ensure completion of the project on schedule.

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Included in the University's capital register for Board ratification are ten project budgets under \$250,000, five construction contracts which were awarded by the Executive Director, the acceptance of completed construction contracts, and one final report. 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