

Contact: Joan Racki

**REGISTER OF UNIVERSITY OF NORTHERN IOWA  
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS**

**Action Requested:** Consider approval of the following actions for the **Redeker Center Expansion** project, a major capital project as defined by Board policy.

1. Acknowledge receipt of the University's final submission of information to address the Board's capital project evaluation criteria (see Attachment A.);
2. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
3. Approve the schematic design for Phases 1 and 2, and project description and budget for Phase 1 (\$1,150,000), with the understanding that approval will constitute final Board approval and authorization to proceed with construction on Phase 1.

**Executive Summary:** The University requests approval of the schematic design for Phases 1 and 2 of the **Redeker Center Expansion** project and approval of the project description and budget for Phase 1 in the amount of \$1,150,000. Phase 1 includes the expansion and renovation to the convenience store with a modest increase in seating capacity in the dining area above the store. The second phase will provide additional dining seating, the expansion of the bakery / commissary and additional office support space by constructing additions on the east and west corners of Redeker Center. The schematic design booklet is included with the Board's agenda materials. Both phases of the project would be financed by residence system funds or dormitory system revenue bonds. (A map showing the location of Redeker Center is included as Attachment B.)

**Details of Project:**

**Redeker Center Expansion**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Oct. 2011	Approved
Initial Review and Consideration of Capital		Oct. 2011	Receive Report
Project Evaluation Criteria			
Design Professional Agreement			
(OPN Architects; Cedar Rapids, IA)			
(Full design services, Ph. 1; programming			
and schematic design, Ph. 2	\$ 148,530	Dec. 2011	Not Required*
Phase 2)			
Schematic Design – Phases 1 and 2		Feb. 2012	Requested
Project Description and Budget – Phase 1	1,150,000	Feb. 2012	Requested
Final Review and Consideration of Capital		Feb. 2012	Receive Report
Project Evaluation Criteria			

\*Approved by Executive Director consistent with Board policies

The study for Panther Village (Apartment Housing) included the need for a convenience store. During design of the Village, it was determined that a more efficient long-term operating model

would be to enlarge the existing convenience store in the Redeker Center, which is adjacent to Panther Village.

With the addition of 450 beds in Panther Village, there is an anticipated demand for additional meal plans from these residents. The dining area in Redeker is already operating beyond design capacity.

The exterior design of the expansion follows the design of the 2001 Redeker Center improvements. The proposed Phase 1 is an addition on the northeast corner of the building, between the north entry and the skywalk on the east. The current northeast stair would be removed during the Phase 1 expansion and replaced with a stair in the core of Redeker that will create a stronger connection between levels one and two.

The proposed Phase 2 additions are to the east and west sides of the facility. The east expansion continues the brick exterior aesthetic from the 2001 project. The linear form of the west expansion provides an opportunity to transform and update the west façade of Redeker, with the exterior providing a soft curve to add character to the seating area within.

The Phase 1 two-story addition will expand Biscotti's, a "convenience store," and provide an additional 75 to 85 seats in the Piazza's dining center on the second floor. The Phase 2 east expansion will provide additional space in the first floor Fresh Beginnings / Commissary space, the second floor Piazza kitchen area, and a greatly improved shipping / receiving back-of-house corridor. The west expansion will provide an additional 175 to 185 seats in the dining area.

The University envisions a number of sustainable design initiatives in the project including strategically placed glass to provide daylight and views for the occupants, and daylight sensors that will automatically adjust the artificial lighting within the facility, with the project to be designed under (Leadership in Energy and Environmental Design (LEED) silver guidelines.

The following table compares the square footages in the approved program and the schematic design. Changes are limited to minor square footage adjustments realized because of existing building conditions and the evolution of the design.

	Dec. 2011 Program		Feb. 2012 Schematic		Change	
	Net Square Feet		Net Square Feet		Net Square Feet	
	<u>Ren.</u>	<u>New</u>	<u>Ren.</u>	<u>New</u>	<u>Ren.</u>	<u>New</u>
<b><u>Phase 1</u></b>						
<b>Level One</b>						
Biscotti's	1,475	820	1,409	1,200	(66)	380
Circulation Stair	510		596		86	
<b>Subtotal Level One</b>	<b>1,985</b>	<b>820</b>	<b>2,005</b>	<b>1,200</b>	<b>20</b>	<b>380</b>
<b>Level Two</b>						
Piazza's Seating	2,185	830	2,185	798	0	(32)
Circulation Stair/Kiosk	760		884		124	
<b>Subtotal Level Two</b>	<b>2,945</b>	<b>830</b>	<b>3,069</b>	<b>798</b>	<b>124</b>	<b>(32)</b>
<b>Total Phase 1</b>	<b>4,930</b>	<b>1,650</b>	<b>5,074</b>	<b>1,998</b>	<b>144</b>	<b>348</b>
<b><u>Phase 2</u></b>						
<b>Level One</b>						
Biscotti's		240			0	(240)
Fresh Beginnings/Commissary	6,970	670	6,268	662	(702)	(8)
Shipping / Receiving	80	1,650	802	1,448	722	(202)
Dept. of Residence Offices	450	3,785	450	3,785	0	0
Computer Lab & Study Area	1,455	775	1,455	775	0	0
Support Spaces	380	65	380	65	0	0
<b>Subtotal Level One</b>	<b>9,335</b>	<b>7,185</b>	<b>9,355</b>	<b>6,735</b>	<b>20</b>	<b>(450)</b>
<b>Level Two</b>						
Piazza's Seating	225	3,340	225	3,340	0	0
Piazza's Kitchen	685	865	685	863	0	(2)
<b>Subtotal Level Two</b>	<b>910</b>	<b>4,205</b>	<b>910</b>	<b>4,203</b>	<b>0</b>	<b>(2)</b>
<b>Total Phase Two</b>	<b>10,245</b>	<b>11,390</b>	<b>10,265</b>	<b>10,938</b>	<b>20</b>	<b>(452)</b>
<b>TOTAL</b>	<b>15,175</b>	<b>13,040</b>	<b>15,339</b>	<b>12,936</b>	<b>164</b>	<b>(104)</b>

	Phase 1		Phase 2		Total	
	Program	Schematic	Program	Schematic	Program	Schematic
Total Net Square Feet	6,580	7,072	21,635	21,203	28,215	28,275
Total Gross Square Feet	9,852	10,370	28,949	28,460	38,801	38,830
Net to Gross Ratio	66.79%	68.20%	74.73%	74.50%	72.72%	72.82%

Project Budget – Phase 1

Construction	\$ 935,850
Design, Inspection and Administration	95,000
Furniture and Equipment	22,000
Artwork	5,750
Project Contingencies	<u>91,400</u>
<b>TOTAL</b>	<b><u>\$1,150,000</u></b>

Source of Funds:

Residence System Funds or Dormitory Revenue Bonds	<u>\$1,150,000</u>
<b>TOTAL</b>	<b><u>\$1,150,000</u></b>

The University envisions bidding Phase 1 in May 2012, with an anticipated completion date of December 2012. The University will return to the Board for approval of the project description and budget for Phase 2 before proceeding with that phase. The estimated budget for Phase 2 is \$4,350,000.

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**Redecker Center Expansion  
Evaluation Criteria**

Since the project meets the Board's definition of a major capital project, the University has provided the following information in response to the Board's evaluation criteria.

**1. How does this project help fulfill the institution's mission and strategic plan?**

Part of the University's strategic plan includes increasing graduation rates. Students who live on campus are more likely to graduate compared to their counterparts who reside off-campus. To attract more students to stay on campus and to diversify room inventory types, the University is constructing Panther Village apartments. The study for Panther Village included the need for a convenience store. During design of Panther Village, it was determined a more efficient long-term operating model would be to enlarge the existing convenience store in Redecker Center, which is adjacent to Panther Village. The convenience store expansion will eliminate the need for additional staffing while providing enhanced services. A convenience store was not included in Panther Village with the intention of enlarging the convenience store in the Redecker Center.

With the addition of 450 beds in Panther Village, there is an anticipated demand for additional meal plans from these residents. The dining area in Redecker is already operating beyond design capacity as there is a renewed demand for students to live on campus. With the additional meal plans from Panther Village, the dining area will be in the untenable position of insufficient seating for students wanting meals.

The bakery / commissary are over capacity due to more students eating on campus. Expanding the central production area will support the increasing demands for all the dining areas on campus. Finally, a modest addition of office space will support growing needs for technology staff and consolidate offices for improved efficiency.

The primary focus of Phase 1 will be to add space to the convenience store, and the secondary benefit will be a modest increase in seating capacity in the dining area on the second floor.

**2. What other alternatives were explored to meet the needs identified in number 1 above?**

Include a convenience store in Panther Village.

Decline to sell meal plans to residents living in Panther Village.

Neither alternative was determined to be as desirable as the proposed expansion to Redecker Center.

- 3. When this project is completed, what facilities and total square footage will be abandoned, transferred, or demolished and how does this compare to the new or renovated square footage?**

Total project adds approximately 14,090 GSF and 12,936 NSF.

Phase 1 of the project will add 2,186 GSF and 1,998 NSF. Phase 2 of the project will add 11,904 GSF and 10,938 NSF.

- 4. What financial resources are available to build/remodel renovate the proposed capital project?**

Residence System Funds or Residence Revenue Bonds.

- 5. What resources are available to operate and maintain the proposed capital project without compromising current programs and operations?**

Additional sales from the convenience store and additional meal plans.

- 6. Identification of any compelling external forces that justify approval of this capital project.**

None to our knowledge.

