

A PRESENTATION OF THE SCHEMATIC DESIGNS FOR THE MCLEODUSA CENTER AND HUMAN PERFORMANCE CENTER PROJECTS WILL TAKE PLACE AT THE APRIL MEETING

G.D. 15c

MEMORANDUM

To: Board of Regents
From: Board Office
Subject: Register of University of Northern Iowa Capital Improvement Business Transactions for Period of February 19, 2003, Through March 18, 2003
Date: March 31, 2003

Recommended Actions:

1. Receive the schematic design reports for the **McLeodUSA Center and Human Performance Center** projects;
 2. Receive the University's request to proceed with project planning and the selection of Novak Design Group, Cedar Rapids, Iowa, for the **Integrated Student Services Center—Phase 1 (Gilchrist Hall)** project;
 3. Approve the remaining items on the Register of Capital Improvement Business Transactions for the University of Northern Iowa.
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Executive Summary:

Requested
Actions

The Board is asked to receive the schematic design reports for the **McLeodUSA Center** and **Human Performance Center** projects (see page 3).

- The Board is, at this time, being asked only to receive reports on the schematic designs since the business and financing plan for each facility has not been finalized.
- Votes on approval of the schematic designs, project descriptions and budgets, and business and financing plans would occur at a later date.
- The **McLeodUSA Center** project would construct a 6,100 seat arena south of the UNI-Dome for men's and women's basketball and volleyball; the arena would be appropriate in size, seating capacity, and acoustics for these events currently in the West Gym and the UNI-Dome.
- The **Human Performance Center** project would construct a new facility north of the UNI-Dome and west of the Wellness/Recreation

Center.

- The facility would house the academic and outreach programs of the School of Health, Physical Education, and Leisure Services and the Department of Athletics, and services of the Cedar Valley medical community.
- A booklet with both schematic designs is included with the Board's docket materials.

The Board is asked to receive the University's request to proceed with project planning and the selection of Novak Design Group, Cedar Rapids, Iowa, for the **Integrated Student Services Center—Phase 1 (Gilchrist Hall)** project, which would renovate space in Gilchrist Hall to consolidate in one location the various academic, administrative, and financial services for students, and encapsulate the asbestos fireproofing not previously encapsulated in the building (see page 10).

- Additional information will be available at the Board meeting.

Requested
Approvals

The Board is requested to approve:

Project description and budget (\$7,300,000) for the **Electrical Distribution Loop System/Load-Break Switches—Phase 2** project which would replace portions of the aging campus electrical distribution system to increase its safety and reliability (see page 11).

Revised schematic design for the **Towers Center Improvements** project which would provide dining upgrades, including development of a "marketplace" food service area, and mechanical, restroom, and accessibility improvements (see page 12).

- The five bids received for the initial bid opening exceeded the engineering estimate and the construction budget; therefore, the University has modified the project scope and revised the schematic design to allow the project to proceed within the approved project budget.
- The revised schematic drawings are included as Attachments A and B.

Architectural agreement with OPN Architects, Cedar Rapids, Iowa (\$363,000) for the **Student Health Center Expansion** project which would construct an addition to the Student Health Center and renovate existing space in the facility to consolidate and expand the University's Health Services programs (see page 14).

Background and Analysis:

McLeodUSA Center and Human Performance Center

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>McLeodUSA Center</u> Permission to Proceed		Nov. 2001	Approved
<u>Human Performance Center</u> Permission to Proceed		Jan. 2002	Approved
<u>Both Projects</u> Architectural Agreement (Herbert Lewis Kruse Blunck, Des Moines, IA)	\$ 1,903,200	May 2002	Approved
Program Statement		Oct. 2002	Approved
Schematic Design		April 2003	Receive Report

Background

The University plans to construct the facilities as separate buildings, both in the vicinity of the UNI-Dome.

The McLeodUSA Center (82,190 net square feet) would provide the performance venue for men's and women's basketball and volleyball.

- The Center would include a regulation-size NCAA basketball court with seating for approximately 6,100 spectators, locker rooms, offices, concessions, restrooms, and other support areas.
- The Center would also have the capability to house wrestling events and other University programs and community events.

The Human Performance Center (28,885 net square feet) would provide offices and laboratories for programs of the School of Health, Physical Education and Leisure Services (HPELS) and the Department of Intercollegiate Athletics.

Included would be the following programs of the HPELS Center for Healthy Youth Development:

- International Camp Adventure Youth Services Program, which provides opportunities for model school services and youth development programs.
- National Program for Playground Safety, which provides research and a national clearinghouse for information on playground equipment.
- Global Health Corps Program, which trains students in providing public health programs to underserved communities.
- The R. J. McElroy Professorship of Youth Leadership Studies, which provides an academic leadership program for children and youth services.

The Center would also integrate the HPELS Athletic Training program with the activities of the Department of Intercollegiate Athletics Sports Medicine program and would include athletic strength and training rooms, locker rooms, offices, meeting rooms and other spaces.

A key component of the Center is the integration of medical services of the Cedar Valley medical community to enhance both programs.

Anticipated Costs
and Sources of
Funds

The following are the current anticipated costs for each project:

- McLeodUSA Center - \$19.5 million
- Human Performance Center - \$7.0 million

These costs do not include costs for additional parking for the facilities.

With the presentation of the program statement for the projects in October 2002, Board members raised concerns regarding funding for the construction and operating costs of the facilities.

- The business and financing plan for each facility has not been finalized.
- Therefore, the Board is, at this time, being asked only to receive a report on the schematic designs.
- Approval of the schematic designs, project descriptions and budgets, and business and financing plans would occur at a later date.

Project Site

The site plan for the projects is included on page 12 of the design booklet.

- The McLeodUSA Center would be constructed directly south of the UNI-Dome.
- The Human Performance Center would be constructed directly west of and adjacent to the Wellness/Recreation center, and would extend south to connect with the north end of the UNI-Dome.

Parking

- The McLeodUSA Center would be constructed at the site of an existing parking lot that has a capacity for 425 vehicles; approximately one-third of this parking area would remain following construction of the facility.
- Both facilities would be served by existing parking areas located to the west of each facility.
- A new parking lot, with a capacity for 60 vehicles, would be developed northwest of the Human Performance Center directly north of the existing lot at the site.
- The University has also begun initial discussions for development of a 600 stall parking area to the west of the McLeodUSA Center;

construction of this parking lot would be financed separately from the projects.

Schematic Design

Both buildings would be constructed of a combination of pre-cast concrete, metal panels, and glass (clear and transparent windows).

- The materials would be consistent with the UNI-Dome and the Wellness/Recreation Center and would serve to aesthetically unify the four buildings.

Roofs

The roofs would feature a low-sloped design constructed of a rubber membrane material.

- The rubber membrane material was selected for its durability and life expectancy (approximately 20 years).

McLeodUSA Center

The following are highlights of the **exterior design**:

The arena would feature a rectangular shape constructed primarily of metal panels; the entrance areas, located along the north and south walls, would be identified by window extensions above.

Each entrance would be served by a series of steps; an accessible ramp would be provided at the south entrance, and an accessible entrance would be provided at the mezzanine level of the north entrance.

The Hall of Fame connection north to the UNI-Dome would feature a glass curtain wall along the west wall and primarily metal panels along the east wall.

The following are highlights of the **interior design**:

The facility would consist of four levels:

The Event Level includes the event floor.

- The level would also house locker rooms and other support spaces in the underground area to the north of the event floor.
 - This support area would be directly accessible from the event floor and would connect with the event level of the UNI-Dome to the north.
- The locker rooms for men's and women's basketball and women's volleyball would be located in the western half of this area; the locker rooms for visiting teams, and men's and women's coaches, would be located in the eastern half.
- The loading dock to serve the facility would also be located in the eastern half of this area.

The Mezzanine Level above would house additional support spaces and an enclosed viewing area.

- This level would include coaches offices for men's and women's basketball and women's volleyball, and a ticket office.
- Also included would be an alumni hospitality suite which would be centrally located on this level to provide views of the events below.
- The scoreboard would be located in a strip above the windows of this viewing area.

The Concourse Level above would serve the building entrances located along the north and south walls, and the seating areas below.

- The seating areas would be accessed via stairways down from this level.
- The concession and restroom areas would be located along the east and west walls; the two concession areas would be centrally located, and the restrooms would be generally located in the four corners.
- An open viewing platform would be provided in the northern area of this level above the alumni suite.
- Also proposed for this level is the development of a Hall of Fame, an athletics display area which would extend north from the Concourse Level of the facility to the UNI-Dome; however, this work would be included as an alternate to the construction contract and would only be completed if funds are available.

The Mechanical/Catwalk Level would be located along the east and west walls only.

The building interior would also feature structural steel roof trusses.

An elevator at the northwest corner would serve all levels of the facility and would be accessible from the ticket office entrance at the north mezzanine level.

Restrooms

The facility would provide a total of eight restroom areas (four male and four female), with 68 female toilet fixtures, 32 female lavatories, 12 male toilet fixtures, 15 urinals, and 12 male lavatories.

Human Performance Center

The following are highlights of the **exterior design**:

The prominent feature of the exterior design would be the west wall, which would feature metal panels and punched windows; the southern extension to the UNI-Dome would feature translucent glass.

Accessible entrances to the facility would be provided at the north and south.

The following are highlights of the **interior design**:

The facility would consist of two levels:

- Level 1 would house the athletic training, treatment, research laboratory and classroom areas along the west wall, and the strength and conditioning areas in the southernmost area.
 - Shell space would also be provided along the west wall for future development of the medical clinic.
 - This space would be leased to a private clinic and the costs for finishing and equipping the space would be paid by the tenant.
 - An exposition loading dock would be developed at the north end of the UNI-Dome adjacent to the Human Performance Center; this would expand an existing loading dock to accommodate major displays.
 - Also proposed for this level is an expanded strength and conditioning area at the north end of the UNI-Dome adjacent to the Human Performance Center; however, this would be included as an alternate to the construction contract and would only be completed if funds are available.
- Level 2 would house along the west wall the office areas for the Global Health Corps, National Program for Playground Safety, Youth and Human Services Administration and Camp Adventure, and a multipurpose room.
 - Restrooms and storage areas would be located adjacent to the south wall of the Wellness/Recreation Center.
 - Also proposed for this level is the development of athletic

administration and football offices in the southernmost area of the building, and a northern connection of the UNI-Dome concourse level; however, this work would be included as an alternate to the construction contract and would only be completed if funds are available.

Restrooms

No restroom areas would be provided on Level 1; this area would be served by the existing restrooms on the same level of the Wellness/Recreation Center.

- The restrooms would be directly accessible from the Human Performance Center via a shared corridor connection between the facilities.

The restroom areas on Level 2 would provide six female toilet fixtures and three female lavatories, and two male toilet fixtures, two urinals, and two male lavatories.

Square Footage
Table

The following table compares the square footages in the schematic design with the square footages in the building program approved by the Board in October 2002.

Detailed Building Program

	<u>Building Program</u>	<u>Schematic Design</u>	
McLeodUSA Center			
Spectator Facilities	65,200	60,740	
Team Facilities	23,685	19,315	
Back of House	<u>2,350</u>	<u>2,135</u>	
Total Net Assignable Space	91,235	82,190	nsf
Total Gross Square Feet		109,000	gsf
Net-to-Gross Ratio (Schematic) = 75 percent			
Human Performance Center			
Center for Youth Development	11,140	10,800	
Strength and Conditioning	9,800	7,535	
Athletic Training/Physical Therapy	7,880	5,550	
Athletic Training Education	2,890	2,500	
Future Medical Clinic	<u>2,500</u>	<u>2,500</u>	
Total Net Assignable Space	34,210	28,885	nsf
Total Gross Square Feet		45,900	gsf
Net-to-Gross Ratio (Schematic) = 63 percent			
<u>Add Alternates</u>			
McLeodUSA Center			
Hall of Fame		5,400	gsf
Human Performance Center			
Athletic Administration/Football			
Office Suite		7,000	gsf
UNI-Dome North Improvements		5,000	gsf

Integrated Student Services Center—Phase 1 (Gilchrist Hall)

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		April 2003	Receive Request
Architectural Selection (Novak Design Group, Cedar Rapids, IA)		April 2003	Receive Request
Background	<p>The University wishes to renovate space on the first and second floors of Gilchrist Hall to provide an Integrated Student Services Center.</p> <p>The project would integrate the academic, administrative, and financial services for easier access by students; these services are currently located in Gilchrist and Bartlett Halls.</p> <ul style="list-style-type: none"> The University wishes to consolidate these functions in one location to provide more efficient and user-friendly services for students. <p>The University also wishes to encapsulate the asbestos fireproofing not previously encapsulated in the building.</p>		
Project Scope	<p>The project would renovate space, reconfigure office areas, modify or replace the heating, ventilating and air conditioning systems, install new ceilings and lighting, and encapsulate the asbestos fireproofing.</p> <ul style="list-style-type: none"> The asbestos encapsulation work would require the replacement of some additional ceilings and walls. 		
Anticipated Cost/ Funding (Phase 1)	<p>\$1.4 million to be funded by proceeds of refunding bonds which could not be used to refund outstanding bonds (pending legislative approval).</p>		
Design Services	<p>The University requests approval to waive provisions of the Board's <u>Policy Manual</u> which require the selection of an architectural firm for projects of \$1 million or more by an institutional Architectural Selection Committee.</p> <p>The University requests approval of the selection of the Novak Design Group, Cedar Rapids, Iowa, to provide design services for the project.</p> <ul style="list-style-type: none"> The firm has provided a feasibility study for the project which included programming and pre-design services. The University recommends selection of the firm based on its familiarity with Gilchrist Hall and the project concept. <p>The University would return to the Board for approval of the negotiated agreement.</p>		
Additional Information	<p>Additional information will be available at the Board meeting.</p>		

Electrical Distribution Loop System/Load-Break Switches—Phase 2

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed Engineering Agreement—Master Planning Services (Howard R. Green Company, Cedar Rapids, Iowa)	\$ 67,800	Jan. 2002 July 2002	Approved Approved
Engineering Agreement—Full Design and Construction Administration Services (Howard R. Green, Cedar Rapids, IA)	550,000 (est.)	Jan. 2003	Approved
Project Description and Budget	7,300,000	April 2003	Requested

Background

The existing 4,160 volt electrical transformers, switches and cable of the campus electrical distribution system have become hazardous and unreliable due to their age, resulting in several failures.

In 1991, the University began upgrading the electrical distribution system from 4,160 volts to 12,470 volts; the work was undertaken to replace the aging components and to increase the efficiency of the system.

The Phase 1 work upgraded approximately 8,500 linear feet of cable and ductbank within the electrical distribution system; approximately 20,000 linear feet of ductbank and 50,000 linear feet of wiring need to be replaced to complete the upgrade of the system.

The proposed Phase 2 project would:

- Update the campus Electrical Distribution System Master Plan to reflect the electrical improvements completed in 1991 and the campus buildings constructed since that time; the updated plan would be used to determine the specific scope of work for Phases 2 and 3 of the project.
- Replace portions of the distribution system including cabling, sectionalizing switches and critical wiring loops.

The work would be prioritized and completed based on need; the remaining work would be addressed in the third and final phase of the project, which is anticipated to cost \$4 million.

Project Budget

Construction Costs	\$ 5,890,000
Professional Fees	1,000,000
Contingencies	<u>410,000</u>
TOTAL	<u>\$ 7,300,000</u>
<u>Source of Funds:</u>	
Future Capital Appropriations	\$ 7,000,000
Information Network Reserves	<u>300,000</u>
TOTAL	<u>\$ 7,300,000</u>

Towers Center Improvements

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		June 2001	Approved
Architectural Agreement (RDG Bussard Dikis, Des Moines, IA)	\$ 757,400	Jan. 2002	Approved
Program Statement		April 2002	Approved
Schematic Design		June 2002	Approved
Project Description and Budget	8,500,000	June 2002	Approved
Construction Contract—Reject Bids		April 2003	Ratification
Revised Schematic Design		April 2003	Requested

Background This project would provide food service and dining upgrades, including development of a “marketplace” food service outlet, and mechanical/electrical, restroom, and accessibility improvements for the Towers Center, which is a major dining facility used by students residing in Bender, Dancer, and Campbell Residence Halls.

March 2003 Bid Opening The five bids received for the construction contract on March 13, 2003, exceeded the engineering estimate and the construction budget.

- The five bids had a close range of approximately 5.7 percent and appear to be an accurate reflection of the construction work.

The Executive Director authorized the University to reject the bids and reevaluate and re-bid the project at a future date.

Revised
Schematic
Design

In an effort to proceed with the project within the current approved project budget of \$8,500,000 (and the current construction budget of \$7,100,000), the University has modified the project scope and revised the schematic design.

- The original and revised schematic drawings for each level are presented in Attachments A and B.

The schematic design, as previously approved, included the following:

- On the ground floor, the marketplace food service and kitchen areas, the main dining area, a private dining room, and restrooms.
- On the first floor, the Grab 'n Go dining service, modified lounge, computer laboratory and study areas to accommodate the Grab 'n Go service, and additional restrooms.

The revised schematic design includes the following modifications:

- The Grab 'n Go dining service has been relocated from the first floor to the ground floor (item 21 on the revised drawing).
 - The relocation of the Grab 'n Go service to the ground floor main dining level would provide functional and space efficiencies; this service would no longer require its own food production equipment (it would utilize the existing kitchen area on this level), which would reduce its space needs.
 - With the relocation of the Grab 'n Go dining service from the first floor, the modifications to the lounge, computer laboratory and study areas on this level have been reduced or eliminated.
- The private dining room on the ground floor (item 2 on the revised drawing) has been redesigned to accommodate the Grab 'n Go area and to provide space efficiencies while maintaining the seating capacity for the main dining area.

The University has also modified the building's mechanical and electrical systems and interior finishes to further reduce project costs.

The University reports that the overall restroom fixture count would not change from the schematic design approved in June 2002.

Project Schedule

To keep the construction project on schedule for use of the renovated facility in the fall 2004 semester, the University plans to re-bid the project in May 2003 and begin construction in the summer of 2003.

Student Health Center Expansion

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Jan. 2003	Approved
Architectural Agreement (OPN Architects, Cedar Rapids, Iowa)	\$ 363,000	April 2003	Requested

Background The University's Health Services programs consist of the Health Clinic, currently located in the Student Health Center, and Counseling and Disability Services, currently located in the Student Services Center in Bartlett Hall.

The University reports that the facilities require improvements to respond to increased enrollment, stricter federal medical and accessibility requirements, new trends in health and wellness, and student demand for improved services.

In addition, the University wishes to consolidate the Health Services programs in the Student Health Center to obtain efficiencies among the programs.

- The Student Health Center consists of 12,658 gross square feet of space and is located directly north of the Schindler Education Center. (A map indicating the location of the facility is included as Attachment C.)
- The facility was opened in 1962 to serve a student population approximately one-third of the current number of students on campus, and has received only minor updates since its construction.

The University estimates that the Student Health Center would need to be expanded by an additional 9,000 gross square feet to accommodate all Health Services programs.

In November 2002, the Board approved a new \$26 per student Health Facility mandatory fee (effective with the 2003-2004 academic year) to support the debt service payments for expansion and renovation of the facility.

Project Scope This project would construct an addition to the Student Health Center and renovate the existing space to accommodate the consolidation and expansion of the University's Health Services programs.

**Anticipated Cost/
Funding** \$3,500,000 to be funded by revenue bonds, for which the debt service would be paid by the new Health Facility Fee.

Design Services Expressions of interest to provide design services for the project were

received from 16 firms.

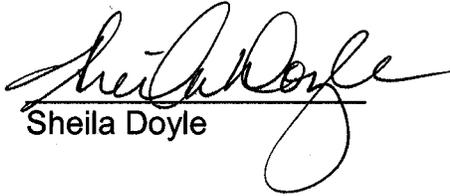
Five firms were selected for interviews with an institutional Architectural Selection Committee, in accordance with Board procedures for projects of \$1 million or more.

Based on the Committee's recommendation, the University requests approval of the selection of OPN Architects, Cedar Rapids, Iowa, to provide design services for the project.

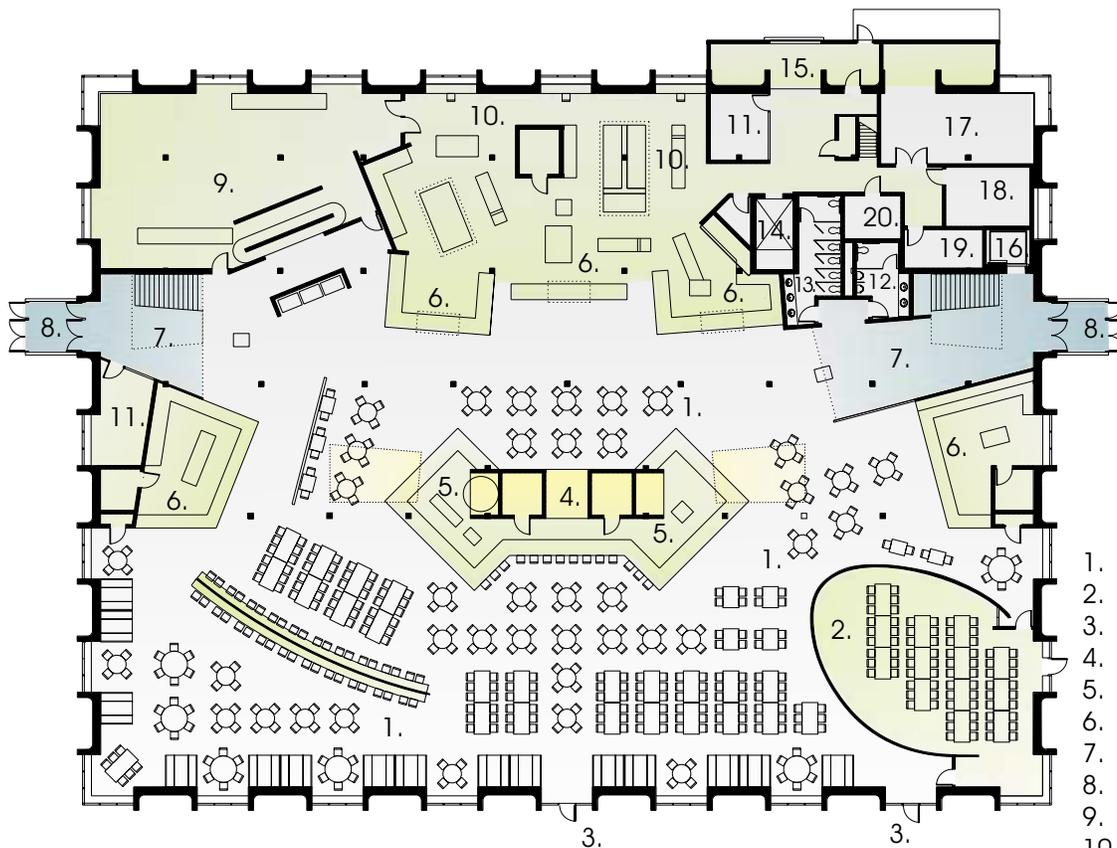
- The firm was selected based on the strength of the design team, its experience with other university renovation projects and similar health care facility projects, and its history of successful projects at the Regent institutions.

The agreement with OPN Architects would provide full design services for a fee of \$363,000, including reimbursables.

The register prepared by the University is included in the Regent Exhibit Book.

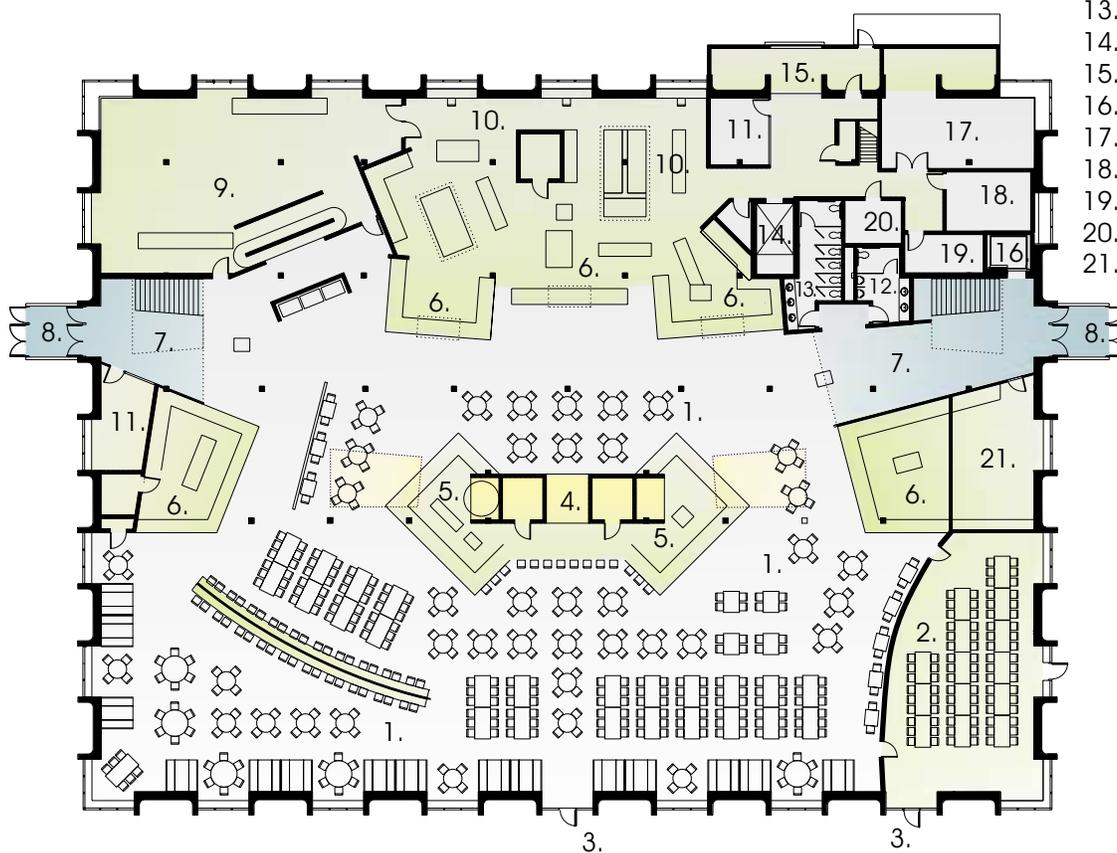

Sheila Doyle

Approved: 
Gregory S. Nichols

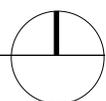
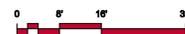


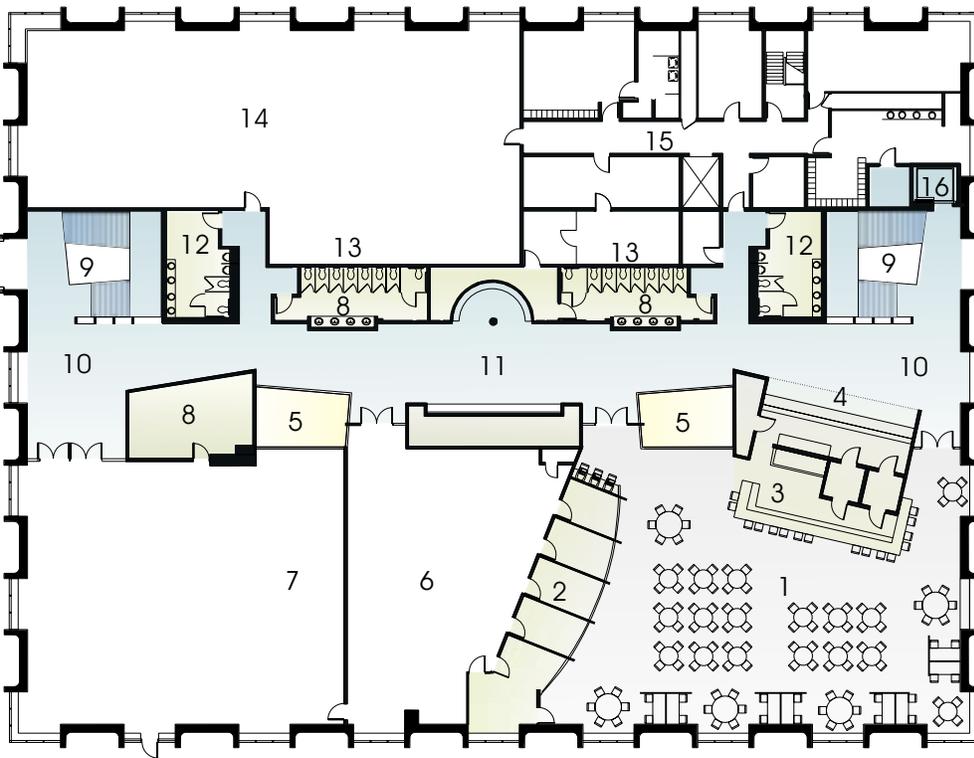
Ground Floor Schematic Approved 6/02

1. Dining Area
2. Private Dining
3. Existing Plaza Seating
4. Fireplace / Hearth
5. Food Venue / Seating
6. Food Service
7. Entry / Stair / Control
8. New Vestibule
9. Dishwashing
10. Hot / Cold Food Prep.
11. Office
12. Men
13. Women
14. Existing Service Elev.
15. Receiving / Dock Addition
16. Elevator
17. Dry Storage
18. Cooler
19. Freezer
20. Staff Restroom
21. Grab & Go



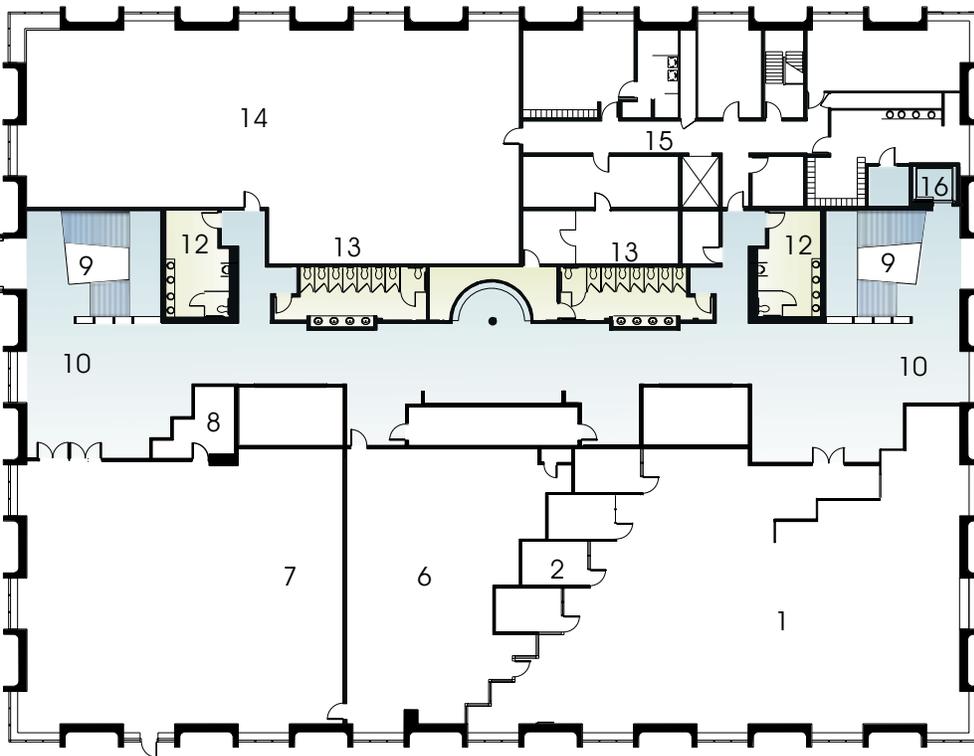
Revised Ground Floor Schematic 4/03





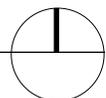
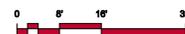
- 1. Lounge
- 2. Study Rooms
- 3. Late Night
- 4. Grab and Go
- 5. Light Well
- 6. Computer Lab
- 7. West Lounge
- 8. Storage
- 9. Stair
- 10. Hallway
- 11. Student Info.
- 12. Men
- 13. Women
- 14. Mechanical
- 15. Existing Support
- 16. Elevator
- 17. Skywalks to halls

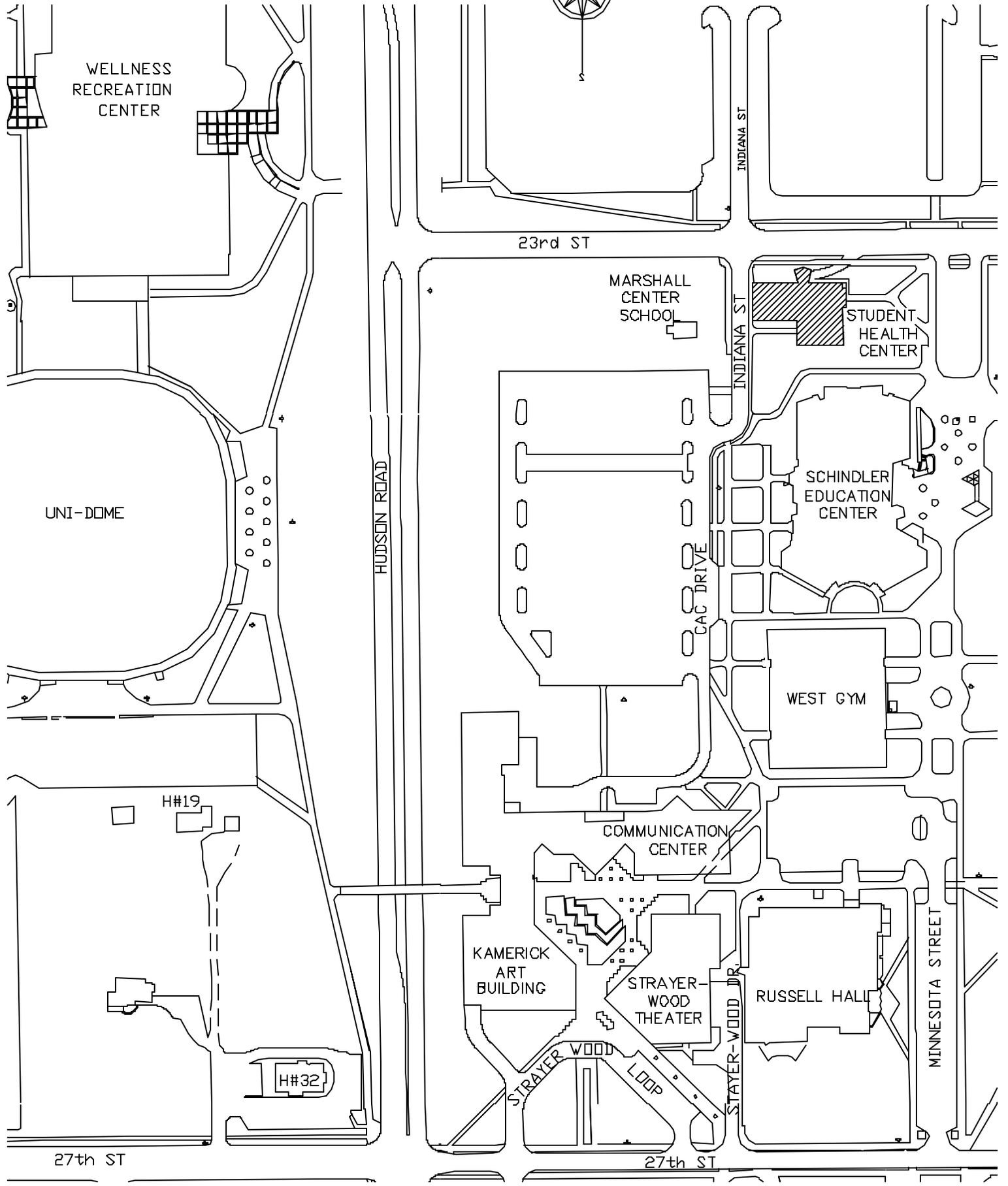
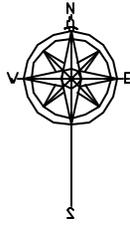
First Floor Schematic Approved 6/02



White (unshaded) areas denote minimal / no renovation

Revised First Floor Schematic 4/03





WELLNESS RECREATION CENTER

UNI-DOME

H#19

H#32

27th ST

23rd ST

MARSHALL CENTER SCHOOL

STUDENT HEALTH CENTER

SCHINDLER EDUCATION CENTER

WEST GYM

COMMUNICATION CENTER

KAMERICK ART BUILDING

STRAYER WOOD THEATER

RUSSELL HALL

HUDSON ROAD

INDIANA ST

CAC DRIVE

STRAYER WOOD LOOP

STRAYER WOOD DR

MINNESOTA STREET