

Contact: Sheila Doyle

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

**Actions Requested:** Consider recommending to the Board approval of the:

1. Revised schematic design for the **Human Performance Complex** project; and
2. Project description and budget (\$71,000) for the **President's House – Roof Replacement** project.

**Executive Summary:** In June 2005, the Board approved the schematic design and project budget for the **Human Performance Complex** (HPC) project which would construct a two-story, 38,450 gross square foot facility adjacent to the west wall of the Wellness/Recreation Center, and renovate 3,100 net square feet of existing space in the Center, at a project cost of \$6.95 million. The project is funded by a combination of private, federal and institutional funds, and rental income.

The HPC would house two major programs to support the academic, research and public service programs of the School of Health, Physical Education and Leisure Services (HPELS): the Center for Healthy Youth Development, and the Sport and Human Performance Center. The latter would include space to be leased by the Northeast Iowa Physical Therapy and Sports Medicine L.L.C., (NIPTSM) which would bring orthopedic surgeons, sports medicine physicians and physical therapists into the Center.

Due to rising construction costs since June 2005, the University presents a revised schematic design for the HPC for Board approval. (The schematic design booklet is included with the Board's meeting materials.) The building location and design have been revised to reduce construction costs and allow the project to proceed within the approved \$6.95 million budget. The HPC project would now construct 32,100 gross square feet of space immediately south of the Wellness/Recreation Center and immediately north of the UNI-Dome. (The original and revised building locations are illustrated on page 4 of the design booklet.) This new location would permit simplification of the building's structural system, reduce the size of its exterior glass curtainwall area, and avoid site and utility relocations, all of which would reduce construction costs. The redesigned facility would maintain all of the program elements for the HPC and reduce the facility's gross square footage by 6,350 square feet (17 percent), while reducing the net assignable space by only 200 square feet.

The **President's House – Roof Replacement** project would replace the existing shingled roof areas of the president's house and adjoining carport and garage. The project would be funded by building repair funds. The University requests approval of the project in accordance with Policy Manual 9.07 G which requires Board approval prior to initiating any renovation, modification, or improvement to the official state-owned residence of an institutional head if the cost is estimated at \$10,000 or more.

**Details of Projects: Human Performance Center**

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Jan. 2002	Approved
Architectural Agreement (Herbert Lewis Kruse Blunck, Des Moines, IA)	\$ 415,900	May 2002	Approved
Program Statement		Oct. 2002	Approved
Final Review and Consideration of Capital Project Evaluation Criteria		June 2005	Approved
Schematic Design		June 2005	Approved
Project Description and Total Budget	6,950,000	June 2005	Approved
Construction Contract Award – Well (Young Plumbing and Heating)	361,350	Feb. 2006	Not Required
Revised Schematic Design		March 2006	Requested

All of the program elements for the HPC have been maintained and reconfigured in the revised schematic design. The first floor would house the functions of the Sport and Human Performance Center (clinic and hydrotherapy space to be leased by NIPTSM, Athletic Training and Rehabilitation Services, and Athletic Training Education Program). The second floor would house the functions of the Center for Healthy Youth Development (National Program for Playground Safety, Youth and Human Services Administration, Global Health Corps, and Camp Adventure).

Since the new location for the HPC allows greater use of existing circulation areas in and around the Wellness/Recreation Center, the revised HPC design has reduced some corridor and stairway space and created internal circulation areas.

The revised design maintains the renovation of 3,100 net square feet of space on the first floor of the Wellness/Recreation Center to provide the Physical Therapy area to be leased to NIPTSM (in the southwest corner of the Center near the HPC).

The building would be constructed of pre-cast concrete and metal panels with a combination of clear and translucent windows, consistent with the materials used for the Wellness/Recreation Center and UNI-Dome. The new location and selected materials for the HPC will serve to unify the three facilities.

The relocation of the HPC would allow the University to preserve a portion of the existing parking area along the west side of the Wellness/Recreation Center and develop drop-off and service drives and pedestrian pathways to the facility. The existing parking lot would also be expanded to the west.

The University plans to bid the project in the summer of 2006; the anticipated construction schedule is 15 to 18 months.

**President's House – Roof Replacement**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 71,000	March 2006	Requested

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The shingled roof areas of the president's residence and adjoining carport and garage were installed in 1982. The roofing materials have outlived their useful lives, resulting in some leaks into the building interior.