

**MEMORANDUM**

**To:** Board of Regents  
**From:** Board Office  
**Subject:** Register of University of Northern Iowa Capital Improvement Business Transactions for Period of October 16, 2002 Through December 18, 2002  
**Date:** January 6, 2003

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**Recommended Action:**

Approve the Register of Capital Improvement Business Transactions for the University of Northern Iowa.

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**Executive Summary:**

Requested Approvals      Permission to proceed with project planning for the **Student Health Center Expansion** project which would construct an addition to the Student Health Center and renovate existing space in the facility for the consolidation and expansion of the University's Health Services programs (see page 2).

Program statement for the **Innovative Teaching and Technology Center (East Gym Renovation)** project would convert the East Gym to a modern instructional facility with classroom and laboratory areas to meet the University's need for additional academic space (see page 3).

Project descriptions and budgets:

**Institutional Roads 2003—Missouri Street and 22<sup>nd</sup> Street Extension** project (\$467,000) which would reconstruct a portion of Missouri Street near Gilchrist Hall, and extend westward 22<sup>nd</sup> Street north of the Wellness/Recreation Center for improved access to the west campus area (see page 8).

**Rider Hall Tuckpointing—Phase 1** project (\$325,000) which would provide a number of building envelope repairs for the residence facility (see page 9).

**President's House Railings** project (\$26,900) which would replace deteriorated components of the porch of the President's house (see page 10).

Project description and budget (\$306,000) and engineering agreement with Shoff Consulting Engineers, Cedar Falls, Iowa (\$20,250) for the **West Campus Recreation Fields** project which would develop additional recreational fields on the western campus border in response to student demand (see page 11).

Engineering agreement with Howard R. Green, Cedar Rapids, Iowa (not to exceed \$550,000) 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 12).

Change Orders #9 and #10 (totaling \$251,691) to the construction contract with Cardinal Construction Company for the **McCullum Science Hall Addition** project for the relocation of building mechanical equipment and construction of a mechanical penthouse for the building's energy recovery unit (see page 14).

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**Background and Analysis:**

**Student Health Center Expansion**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Jan. 2003	Requested

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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 A.)

- 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 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.

### **Innovative Teaching and Technology Center (East Gym Renovation)**

#### Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		March 2002	Approved
Architectural Selection (Herbert Lewis Kruse Blunck, Des Moines, IA)		July 2002	Approved
Negotiated Design Agreement—Schematic Through Construction Phase Design Services (Herbert Lewis Kruse Blunck, Des Moines, IA)	\$ 1,388,920	Sept. 2002	Approved
Program Statement		Jan. 2003	Requested

**Background** The University will be undertaking a project to convert the East Gym, the former Women's Gymnasium, to an academic building with state-of-the-art classrooms and educational technology support for existing University programs. (A map indicating the location of the facility is included as Attachment B.)

- The building, which was constructed in 1904 with a swimming pool addition constructed in 1938, is located in the academic core of campus northwest of the Maucker Union.
- The four-floor building (81,000 gross square feet) houses two gymnasiums, a swimming pool, a few small office/classroom areas, and a small fitness area.

- The programs of the School of Health, Physical Education and Leisure Services relocated from the East Gym to the Wellness/Recreation Center completed in 1998.
- The East Gym was chosen for conversion to an academic building based on its size and its central campus location, and because it is structurally sound.

The renovation project would construct classrooms, computer and other laboratories, offices and support spaces. The project would include construction of an additional floor in one of the gymnasium areas to create an additional level of usable space.

The project would also provide mechanical/electrical, fire safety, accessibility and exterior upgrades.

While the University had considered the restoration of the existing pool area, it will not be restored; it would be renovated as part of this project to provide additional space to house the programs identified below.

Funding	The 2002 General Assembly appropriated \$18,100,000 for the project.
Program Statement	<p>The renovated facility would provide students, faculty and staff with technologically current approaches for learning and teaching, along with up-to-date classrooms, in the center of campus.</p> <p>The facility would house the following:</p> <ul style="list-style-type: none"><li>• Educational Technologies;</li><li>• Center for Academic Achievement;</li><li>• Academic Advising Center;</li><li>• Center for Enhancement of Teaching;</li><li>• Digital Technology Program;</li><li>• Geography Department;</li><li>• Anthropology Department; and</li><li>• Computer Consulting Center.</li></ul>

### Educational Technologies

Educational Technologies provides technical assistance for the University's instructional programs. Services include equipping multimedia classrooms, instruction on the use of educational technology equipment, audio/video editing, and equipment distribution. Included is the Iowa Educational Technology and Training Institute, which provides ICN training, workshops and professional development for Iowa educators. The Center is currently located in the Center for Educational Technology facility.

### Center for Academic Achievement

The Center provides supportive services to enhance student academic achievement and persistence toward graduation. Included is assistance in mathematics, writing, study and life skills. The Center is currently located in the Student Services Center in Bartlett Hall.

### Academic Advising Center

The Center is currently located in the Student Services Center in Bartlett Hall.

### Center for the Enhancement of Teaching

The Center offers programs, activities and resources to University faculty for improved teaching methods and instructional programs. The Center is currently located in the Library.

Educational Technologies, Center for Academic Achievement, Academic Advising Center, and the Center for the Enhancement of Teaching would be consolidated in the Innovative Teaching and Technology Center (ITTC) to provide easy access for students, faculty, and staff to current approaches and strategies for learning and teaching.

- The office space vacated by these functions would be reassigned to other administrative units to consolidate functions for operational efficiencies and alleviate existing overcrowded conditions.

### Digital Technology Program

The Digital Technology program prepares students for employment positions in computer networking. The program is currently located in Wright Hall and the Industrial Technology Center.

Geography Department

The Geography Department would relocate from Sabin Hall, which is severely overcrowded. This relocation would allow the Social Work Department, which is currently located in a number of campus facilities, to consolidate its functions in Sabin Hall.

Anthropology Department

The Anthropology Department is currently located in the East Gym.

Computer Consulting Center

The Computer Consulting Center of Information Technology Services would expand its existing services in the ITTC. These functions are currently located in several campus locations, including Baker Hall and the Curris Business Building; in addition, each student computer laboratory on campus also functions as a consulting center.

Additional  
Information

The University plans to begin the renovation work in the fall of 2003.

Square Footage  
Table

The following table provides the detailed square footages for the Center.

Detailed Building Program

<u>Educational Technologies</u>			
Production House	5,341		
Office and Support Areas	3,984		
Educational Specialists (Technologies Training Laboratories/ICN)	2,252		
Instruction, Distribution and Engineering	752		
Iowa Educational Technology and Training Institute	<u>592</u>	12,921	nsf
<u>Center for Academic Achievement</u>			
Office and Support Areas	3,154		
Math Laboratory	630		
Tutor Rooms (4)	480		
Computer Training Laboratory	<u>336</u>	4,600	nsf
<u>Academic Advising Center</u>			
Testing Laboratories (3)	1,680		
Office and Support Areas	1,275		
Classroom	728		
Tutoring Areas	<u>692</u>	4,375	nsf
<u>Center for Enhancement of Teaching</u>			
Office and Support Areas	<u>1,110</u>	1,110	nsf
<u>Digital Technology</u>			
Classrooms (2)	4,248		
Office and Support Areas	2,576		
Computer Networking Laboratories (2)	<u>1,800</u>	8,624	nsf
<u>Department of Geography</u>			
Laboratory Areas	4,878		
Office and Support Areas	3,225		
Classroom	<u>1,368</u>	9,471	nsf
<u>Department of Anthropology</u>			
Laboratories and Support	1,775		
Classroom	1,200		
Offices (2)/Storage	<u>640</u>	3,615	nsf
<u>Computer Consulting Center</u>			
Computer Laboratory	1,040		
Office and Support Areas	<u>504</u>	1,544	nsf
<u>Shared/Common Areas</u>			
Large Seminar/Classroom	680		
Medium Seminar/Classroom	480		
Small Seminar/Classroom	280		
Supply	<u>80</u>	<u>1,520</u>	nsf
Total Net Assignable Space		47,780	nsf
Total Anticipated Gross Square Feet		73,354	gsf
Anticipated Net-to-Gross Ratio = 65 percent			

**Institutional Roads 2003—Missouri Street and 22<sup>nd</sup> Street Extension**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 467,000	Jan. 2003	Requested

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Background Missouri Street (Gilchrist Drive North) is deteriorated from age, and is in need of replacement.

The University's West Campus Master Plan includes the extension of 22<sup>nd</sup> Street west of Nebraska Street to improve access to the west campus area.

Project Scope The project would reconstruct a portion of Missouri Street near Gilchrist Hall and construct an extension of 22<sup>nd</sup> Street west of Nebraska Street. (A map indicating the location of the two roadway projects is included as Attachment C.)

- The Missouri Street reconstruction work would replace approximately 400 linear feet of deteriorated concrete pavement, storm sewer intakes and lighting.
- The 22<sup>nd</sup> Street extension work would construct approximately 750 linear feet of concrete pavement and associated storm sewer; the project would also remove the abandoned tennis courts in the project area.

The project is consistent with the 2003-2007 Institutional Roads program approved by the Board in July 2002.

Project Budget

Construction Costs	\$ 395,000
Professional Fees	49,000
Contingencies	<u>23,000</u>

TOTAL \$ 467,000

Source of Funds:

Institutional Roads Funds	\$ 370,000
Building Repair Funds	<u>97,000</u>

TOTAL \$ 467,000

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**Rider Hall Tuckpointing—Phase 1**

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	\$ 325,000	Jan. 2003	Requested

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**Background** Rider Residence Hall was constructed in 1961; a 1999 study of the facility identified a number of deficiencies in the building envelope.

**Project Scope** This project would repair portions of the Rider Hall building envelope including installation of vertical and horizontal control joints, replacement of wall ties and flashings, tuckpointing, and miscellaneous caulking and painting.

The University anticipates that there will be a second phase to the project to complete the tuckpointing.

**Funding** Residence System Improvement Funds.

Project Budget

Construction Costs	\$ 275,000
Professional Fees	25,000
Contingencies	<u>25,000</u>
<b>TOTAL</b>	<b><u>\$ 325,000</u></b>

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**President's House Railings**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 26,900	Jan. 2003	Requested

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Background      The original wood porch railings, columns and balusters on the President's House have deteriorated to the point where they have become a safety hazard.

Project Scope      The project would replace these components of the porch.

Additional Information      The Board's Policy Manual requires Board approval prior to initiating any renovation, modification, or improvement to the residence of an institutional head if the cost is expected to exceed \$10,000.

Source of Funds      Building Repair Funds.

Project Budget

Construction Costs	\$ 22,000
Professional Fees	2,500
Contingencies	<u>2,400</u>
TOTAL	<u>\$ 26,900</u>

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**West Campus Recreation Fields**

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	\$ 306,000	Jan. 2003	Requested
Engineering Agreement—Full Design Services (Shoff Consulting Engineers, Cedar Falls, IA)	20,250	Jan. 2003	Requested

**Background** The University’s emphasis on wellness and recreation with increased student participation in recreation programs has created a need for additional campus recreation fields.

The West Campus Master plan, completed in 2001, includes expansion and relocation of the recreation fields to the western border of campus.

**Project Scope** The project, which represents the first phase in the expansion of the west campus recreation area, would develop four recreation fields on approximately 12 acres near the western campus border along 27<sup>th</sup> Street. (A map indicating the proposed location for the fields is included as Attachment D.)

The project would also provide parking areas to serve the fields.

**Design Services** The engineering agreement with Shoff Consulting Engineers would provide full design services for a fee of \$20,250, including reimbursables.

**Additional Information** The majority of the project would be funded by proceeds from the sale of the University Golf Course, which was approved by the Board in 1990.

- The land (33.9 acres) was sold to the Iowa Department of Transportation at the price of \$527,500 for the construction and maintenance of Iowa Highway 58.
- The land was originally acquired by the University in 1925 as a gift from Charles and Ella Rownd; the bequest stipulated that the land be developed and maintained as a recreation area for the University.
- Accordingly, it has been the University’s intent to use the proceeds from the 1990 sale of the land for an alternative recreational purpose.

Future phases of west campus development would include relocation of the baseball and softball fields, development of additional recreation fields and trails, and other amenities.

Project Budget

Construction Costs	\$ 255,000
Professional Fees	25,500
Contingencies	<u>25,500</u>
TOTAL	<u>\$ 306,000</u>
Source of Funds:	
Golf Course Sale Proceeds	\$ 282,000
Parking Operation Funds	<u>24,000</u>
TOTAL	<u>\$ 306,000</u>

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

Project Summary

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

Anticipated Cost/  
Funding

The Board request for FY 2004 capital appropriations includes \$7 million for the Phase 2 project.

Design Services

Expressions of interest to provide engineering services for the project were received from 15 firms; four firms were selected for interviews with the University.

Based upon the results of the interviews, the University recommended the firm of Howard R. Green to the Board. In July 2002, the Board approved an agreement for master planning services with the firm.

Based upon the successful completion of the master plan, the University recommends approval of the engineering agreement for full design and construction administration services with Howard R. Green. The agreement would provide for a fee not to exceed \$550,000, including reimbursables.

The University would manage the design process in conjunction with the Board's FY 2004 capital request.

**McCullum Science Hall Addition**

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		May 2000	Approved
Architectural Agreement (BWBR Architects, St. Paul, MN)	\$ 1,290,000	July 2000	Approved
Program Statement		Oct. 2000	Approved
Schematic Design		Dec. 2000	Deferred
Project Description and Total Budget	16,900,000	Dec. 2000	Deferred
Revised Schematic Design		Feb. 2001	Approved
Project Description and Total Budget	16,900,000	Feb. 2001	Approved
Construction Contract Award (Cardinal Construction)	11,025,400	Nov. 2001	Ratified
Architectural Amendments (BWBR Architects, St. Paul, MN)			
Architectural Amendment #1	20,000	March 2001	Not Required*
Architectural Amendment #2	98,800	July 2001	Approved
Architectural Amendment #3	25,000	Sept. 2001	Approved
Architectural Amendment #4	28,500	Jan. 2002	Approved
Architectural Amendment #5	16,000	April 2002	Approved
Architectural Amendment #6	56,414	Nov. 2002	Approved
Construction Change Orders (Cardinal Construction)			
Construction Change Order #1	3,503		Not Required*
Construction Change Order #2	110,983	April 2002	Approved
Construction Change Orders #3 - #4	61,786		Not Required*
Construction Change Order #5	81,498	Oct. 2002	Approved
Construction Change Orders #6 - #8	110,048		Not Required*
Construction Change Orders #9 - #10 (Cardinal Construction)	251,691	Jan. 2003	Requested

\* Approved by University in accordance with Board procedures.

**Background**

This project would construct an addition to McCollum Science Hall to provide needed laboratory, classroom, research and office space for the science departments, particularly the Department of Biology.

Architectural Amendment #4 (\$28,500) approved in January 2002 provided compensation for design and construction phase services for a 1,800 square foot classroom/restroom addition to the existing 11,100 square foot greenhouse.

Construction  
Change Orders

Change Order #9 (\$53,959) would construct a mechanical penthouse enclosure around the building's energy recovery unit.

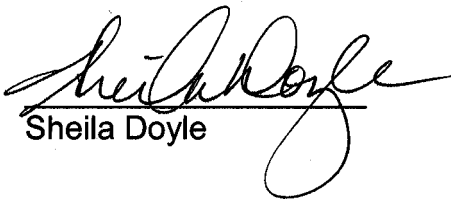
- The enclosure would capture and re-circulate the building's heated and cooled air to reduce the building's energy loss which would result from the large number of fume hoods.

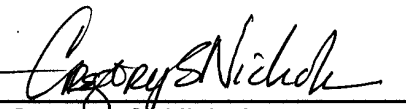
Change Order #10 (\$197,732) would provide for the relocation of the mechanical equipment from the rooftop to an interior mechanical room to better protect the equipment.

- The classroom/restroom addition to the greenhouse would provide additional interior space to house the equipment.

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Included in the University's capital register for Board ratification are five project budgets under \$250,000, the acceptance of one completed construction contract and six final reports. These items are listed in the register prepared by the University, which is included in the Regent Exhibit Book.

  
Sheila Doyle

Approved:   
Gregory S. Nichols