MEMORANDUM

To: Board of Regents
From: Board Office
Subject: Register of University of Northern Iowa Capital Improvement Business Transactions for Period of August 23, 2002, through September 24, 2002
Date: October 7, 2002

Recommended Action:

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

Executive Summary:

Requested Approvals

Program statements for:

McLeodUSA Center project which would construct a new arena for men’s and women’s basketball and volleyball that would be more appropriate in size, seating capacity, and acoustics for these events than their current venues, the West Gym and the UNI-Dome (see page 2);

Human Performance Center project which would construct a new facility to 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 (see page 2).

Construction change orders with:

Larson Construction Company ($179,028.71) for the Maucker Union/Center for Multicultural Education Renovation/Expansion project for expansion of the tunnel connection from the east addition of the Union to Lang Hall (see page 6).

Cardinal Construction ($81,498) for the McCollum Science Hall Addition project for replacement of the well pump and associated equipment to improve the cooling system for the facility (see page 7).
## Background and Analysis:

### McLeodUSA Center and Human Performance Center

**Project Summary**

<table>
<thead>
<tr>
<th>Project</th>
<th>Amount</th>
<th>Date</th>
<th>Board Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>McLeodUSA Center Permission to Proceed</td>
<td></td>
<td>Nov. 2001</td>
<td>Approved</td>
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<tr>
<td>Human Performance Center Permission to Proceed</td>
<td></td>
<td>Jan. 2002</td>
<td>Approved</td>
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<tr>
<td>Both Projects Architectural Agreement (Herbert Lewis Kruse Blunck, Des Moines, IA)</td>
<td>$1,903,200</td>
<td>May 2002</td>
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<tr>
<td>Program Statement</td>
<td></td>
<td>Oct. 2002</td>
<td>Requested</td>
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</table>

### Building Program

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

The **McLeodUSA Center** (91,235 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 6,000 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** (34,210 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 students to plan and implement model school services and youth development programs, while developing leadership and management skills and enhancing global awareness and cultural sensitivity.

- National Program for Playground Safety, which provides research and a national clearinghouse for information on playground equipment with the goal of enhancing playground safety.

- Global Health Corps Program, which trains students in providing
public health programs to underserved communities with the goal of improving the well being of at-risk populations through disease prevention and health promotion.

- The R. J. McElroy Professorship of Youth Leadership Studies, which provides an academic leadership program dedicated to the improvement of programs and services for children and youth.

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.

<table>
<thead>
<tr>
<th>Anticipated Cost and Anticipated Source of Funds</th>
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</thead>
<tbody>
<tr>
<td>The anticipated cost for both components of the project is $25 million, which would be funded through private funds and a federal grant ($1.8 million) from the Department of Health and Human Services for the Human Performance Center.</td>
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</table>
### Detailed Building Program

**McLeodUSA Center**

#### Spectator Facilities
- Seating: 33,000
- Concourse/Circulation/Restrooms: 22,100
- Hospitality Room: 3,000
- Entrance Lobbies: 3,000
- Concessions/Novelty Sales/First Aid/Information/etc.: 4,100

**Total: 65,200 nsf**

#### Team Facilities
- Event Floor: 10,800
- Equipment Storage: 2,500
- Visitor’s Locker Rooms (2): 1,520
- Men’s Basketball Locker Room: 1,115
- Women’s Basketball Locker Room: 1,115
- Women’s Volleyball Locker Room: 1,115
- Men’s Basketball Offices: 960
- Women’s Basketball Offices: 960
- Coaches Locker Room (Men’s): 675
- Coaches Locker Room (Women’s): 675
- Women’s Volleyball Offices: 600
- Uniform Storage: 600
- Official’s Locker Room: 550
- Satellite Training Room: 500

**Total: 23,685 nsf**

#### Back of House
- Information/Workroom/Production Office Areas, etc.: 2,350

**Total: 2,350 nsf**

#### Non-Assignable Space
- 14,560

**McLeodUSA Center Total Net Assignable Space**: 91,235 nsf
### Human Performance Center

**HPELS Center for Healthy Youth Development**
- Camp Adventure: 4,720
- National Program for Playground Safety: 1,510
- Global Health Corps: 1,500
- R. J. McElroy Professorship of Youth Leadership Studies: 910

**Common Areas**
- Multipurpose Room: 1,000
- Large Classroom/Training Area: 1,500

Total: 11,140 nsf

**HPELS Athletic Training and Intercollegiate Athletics Sports Medicine Programs**

#### Strength and Conditioning
- Strength and Conditioning Room: 6,000
- Athletic Administration and Other Offices: 2,990
- Athletic Team Room: 560
- Storage: 250

Total: 9,800 nsf

#### Athletic Training/Physical Therapy
- Workout/Treatment/Rehabilitation: 6,015
- Therapy/Examination: 1,125
- Offices: 740

Total: 7,880 nsf

#### Athletic Training Education Program
- Athletic Training Research Lab: 1,830
- Offices/Reception/Library/Conference: 1,060

Total: 2,890 nsf

**Medical Clinic**
- Physician Offices/Exam Areas, etc.: 2,500 nsf

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**Human Performance Center Total Net Assignable Space**: 34,210 nsf
Maucker Union—Center for Multicultural Education Renovation/Expansion

Project Summary

<table>
<thead>
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<th>Permission to Proceed</th>
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<th>Date</th>
<th>Board Action</th>
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* Approved by the University in accordance with Board procedures.

Background

This project would construct multiple additions to the Maucker Union and renovate existing space to expand the existing food service and retail areas, and relocate the Center for Multicultural Education and the office of International Services to the facility.

The project would also provide accessibility improvements to the facility, upgrade the mechanical and electrical systems, and construct a pedestrian tunnel connection from the east addition of the Union to Lang Hall, located northeast of the Union.

The design amendment approved by the Board in July 2002 included design services for several additional building improvements, including the expansion of a portion of the tunnel connection to Lang Hall.

- The expansion area of approximately 4,600 square feet would be constructed west of the tunnel on the main dining level of the east addition. (See Attachment A for a diagram of the area.)

Construction

Change Order

Change Order #2 ($179,028.71) would incorporate the additional excavation work into the construction contract with Larson Construction.

- The area would be finished for a specific use at a future date during the construction project, subject to the availability of funds.

McCollum Science Hall Addition
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<td>Oct. 2002</td>
<td>Requested</td>
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### 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.

### Construction Change Order

Change Order #5 ($81,498) would install a new well pump and variable frequency drive.

The existing well pump, which was installed with the construction of McCollum Science Hall in 1967, has become unreliable and requires replacement.

Replacement of the pump at this time is recommended to ensure continued cooling for the existing building, the addition, and the future fourth floor expansion of the facility.
Included in the University’s capital register for Board ratification is one project budget under $250,000 and the acceptance of one completed construction contract. These items are listed in the register prepared by the University, which is included in the Regent Exhibit Book.

Sheila Lodge

Approved: Gregory S. Nichols