

**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

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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

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).

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**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	Requested

**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.

Anticipated Cost  
and Anticipated  
Source of Funds

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.

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.	<u>4,100</u>

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	<u>500</u>

Total 23,685 nsf

Back of House

Information/Workroom/Production Office Areas, etc.	<u>2,350</u>
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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	<u>1,500</u>

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	<u>250</u>

Total 9,800 nsf

Athletic Training/Physical Therapy

Workout/Treatment/Rehabilitation	6,015
Therapy/Examination	1,125
Offices	<u>740</u>

Total 7,880 nsf

Athletic Training Education Program

Athletic Training Research Lab	1,830
Offices/Reception/Library/Conference	<u>1,060</u>

Total 2,890 nsf

Medical Clinic

Physician Offices/Exam Areas, etc.	<u>2,500</u>
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**Human Performance Center Total Net Assignable Space 34,210 nsf**

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**Maucker Union—Center for Multicultural Education Renovation/Expansion**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed Architectural Agreement (InVision Architecture)	\$ 888,000.00	May 2000	Approved
Program Statement Schematic Design		Oct. 2000	Approved
Project Description and Total Budget Architectural Amendment #1 (InVision Architecture)	13,000,000.00	June 2001	Approved
Construction Contract Award (Larson Construction)	123,208.00	July 2001	Approved
Architectural Amendment #2 (InVision Architecture)	9,390,900.00	July 2001	Approved
Change Order #1 (Larson Construction)	67,700.00	Nov. 2001	Requested
Change Order #2 (Larson Construction)	24,340.13	May 2002	Ratified
		July 2002	Approved
			Not Required*
Change Order #2 (Larson Construction)	179,028.71	Oct. 2002	Requested

\* 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.

**McCullum Science Hall Addition**

Project Summary

	<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
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
Construction Contract Award (Cardinal Construction)	11,025,400	Nov. 2001	Ratified
Architectural Amendment #4 (BWBR Architects, St. Paul, MN)	28,500	Jan. 2002	Approved
Construction Change Order #2 (Cardinal Construction)	110,983	April 2002	Approved
Architectural Amendment #5 (BWBR Architects)	16,000	April 2002	Approved
Construction Change Orders #3 and #4	61,786		Not Required*
Construction Change Order #5 (Cardinal Construction)	81,498	Oct. 2002	Requested

\* Approved by University in accordance with Board procedures.

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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	<p>Change Order #5 (\$81,498) would install a new well pump and variable frequency drive.</p> <p>The existing well pump, which was installed with the construction of McCollum Science Hall in 1967, has become unreliable and requires replacement.</p> <p>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.</p>

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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



