AGENDA
THE BOARD OF REGENTS
OF THE UNIVERSITY OF NEBRASKA
University of Nebraska at Omaha
Milo Bail Student Center Ballroom
6001 Dodge Street
Omaha, Nebraska
Saturday, January 17, 2004
8:30 a.m.

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES AND RATIFICATION OF ACTIONS TAKEN ON DECEMBER 13, 2003

IV. ELECTION OF OFFICERS: Chairperson
Vice Chairperson

V. KUDOS AND RESOLUTIONS

VI. STRATEGIC OR POLICY ISSUES: DEMONSTRATING ACCOUNTABILITY: INSTITUTIONAL AND STUDENT PORTFOLIOS

VII. HEARINGS

VIII. PUBLIC COMMENT

The Standing Rules of the Board provide that any person may appear and address the Board of Regents on any item on the agenda for this meeting. Each person will be given up to five minutes to make his or her remarks.

IX. COMMITTEE REPORTS AND APPROPRIATE ACTION

X. UNIVERSITY CONSENT AGENDA

A. ACADEMIC AFFAIRS

B. BUSINESS AFFAIRS

XI. UNIVERSITY ADMINISTRATIVE AGENDA

A. ACADEMIC AFFAIRS

B. BUSINESS AFFAIRS

C. FOR INFORMATION ONLY

D. REPORTS

XII. ADDITIONAL BUSINESS

X. UNIVERSITY CONSENT AGENDA

A. ACADEMIC AFFAIRS

1. President's Personnel Recommendations. Addendum X-A-1

2. Approve the request for outside employment at the University of Nebraska-Lincoln. Addendum X-A-2

B. BUSINESS AFFAIRS

None.

President's Personnel Recommendations
Meeting Date: January 17, 2004

University of Nebraska-Lincoln

Leave of Absence***

***Members of the public and news media may obtain a copy of the item with the Leaves of Absences in the Office of the Corporation Secretary, University of Nebraska, 3835 Holdrege Street, Lincoln, NE 68583, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except university holidays.

Addendum X-A-2

TO:	The Board of Regents Academic Affairs
MEETING DATE:	January 17, 2004
SUBJECT:	Request for Approval of Outside Employment
RECOMMENDED ACTION:	Approval of the following request to participate in an activity outside the University in accordance with University policy as follows. Vicki D. Highstreet, Assistant Director Instruction and Staff Development, Campus Recreation, to serve as Executive Director for the Nebraska Association for Health, Physical Education, Recreation and Dance.
PREVIOUS ACTION:	None
EXPLANATION:	The request by Vicki D. Highstreet, for approval of outside activity is in accordance with Section 3.4.5 (a) of the *Bylaws of the Board of Regents of the University of Nebraska* specifying that University employees must have the approval of the Board of Regents to accept retainer fees or other remuneration on a permanent or yearly basis. Vicki D. Highstreet is requesting permission of the Board of Regents to serve as Executive Director for the Nebraska Association for Health, Physical Education, Recreation and Dance. Duties associated with the directorship include a quarterly newsletter and site organization for a conference held once a year. These duties will be performed during the period January 19, 2004 through January 18, 2005. This activity will not interfere or conflict with Vicki D. Highstreet's performance of her University duties and responsibilities.
SPONSOR:	Richard Edwards Senior Vice Chancellor for Academic Affairs
APPROVAL:	_____ Harvey Perlman, Chancellor University of Nebraska-Lincoln
DATE:	December 11, 2003

XI. UNIVERSITY ADMINISTRATIVE AGENDA

A. ACADEMIC AFFAIRS

1. Approve deletion of the Master of Arts in Biology and the addition of a thesis-option to the existing Master of Science in Biology at UNO. Addendum XI-A-1

B. BUSINESS AFFAIRS

University of Nebraska Medical Center

1. Approve the program statement and budget for the cGMP Transplant Production Facility project at UNMC. Addendum XI-B-1

Additional Item – University of Nebraska-Lincoln

2. Approve the program statement and budget for the UNL North Stadium Improvement Project. Addendum XI-B-2

TO:	The Board of Regents Academic Affairs
MEETING DATE:	January 17, 2004
SUBJECT:	Deletion of the Master of Arts (MA) in Biology and the Addition of a Thesis-option to the existing Master of Science (MS) in Biology at the University of Nebraska at Omaha (UNO)
RECOMMENDED ACTION:	Approve the deletion of the MA in Biology and the addition of a thesis-option to the existing MS in Biology at UNO.
PREVIOUS ACTION:	None.
EXPLANATION:	UNO proposes to delete the MA degree program in Biology and replace it with a new thesis-option in the existing MS in Biology. At present, students wishing to write a thesis are required to take the MA degree. Graduate students raised the issue that an MS degree may better represent the science-based research that they conduct for a thesis option as opposed to an MA degree. A comparison of the UNO degree structure with those at peer institutions and regional universities indicates that MS degrees are awarded for thesis options at 22 out of 23 universities considered in the comparison. No negative impacts on the number of graduates, on employment, or on other graduate and undergraduate programs will result from the proposed change. In addition, the curriculum available for the thesis and non-thesis options will remain unchanged. The courses and course requirements for thesis and non-thesis options will also remain unchanged. Presently 35 students are enrolled in classes and working on graduate degrees in the department, with 33 students in the MA thesis option and 2 in the MS degree program. The UNO Department of Biology, the UNO College of Arts and Sciences, the UNO Graduate Council, the Executive Graduate Council, and the Council of Academic Officers concur with the decision to delete the MA in Biology and to add a thesis-option to the MS in Biology at UNO.
PROJECT COST:	None.
SOURCE OF FUNDS:	None.

SPONSORS: Thomas B. Bragg, Ph.D.
Associate Vice Chancellor for Research and Dean for Graduate Studies

Nancy Belck, Chancellor
University of Nebraska at Omaha

APPROVAL: _____
Jay Noren
Executive Vice President and Provost

DATE: January 6, 2004

TO: The Board of Regents

Business Affairs

MEETING DATE: January 17, 2004

SUBJECT: Current Good Manufacturing Practices (cGMP) Transplant Production Facility Program Statement at the University of Nebraska Medical Center (UNMC)

RECOMMENDED ACTION: Approve the program statement and budget for the cGMP Transplant Production Facility project at UNMC.

PREVIOUS ACTION: None.

EXPLANATION: UNMC and the Nebraska Medical Center have developed outstanding leadership and clinical expertise and have maintained a long history of achievement in developing treatments for cancer and other diseases based on the transplantation of cellular and tissue-based products, including bone marrow and blood cells, as well as solid organs. New cellular therapies are being developed at UNMC to treat diabetes, liver disease, cancer and other diseases. New techniques are being developed to improve the viability of organs prior to transplantation in order to increase the number of available organs and improve patient outcomes.

Revised FDA rules scheduled for full implementation in 2004 require facilities preparing cellular and tissue based products to comply with cGMP and Good Tissue Practices (GTP).

The proposed cGMP Transplant Production Facility, a joint project of UNMC and the Nebraska Medical Center, will replace the current clinical cell-processing lab and provide translational research capacity constructed in compliance with the new FDA rules.

The new facility is proposed for construction in the Academic and Research Services building on the UNMC campus. The facility will occupy about 11,825 NSF of space including 8,825 NSF of clean room labs and 1,900 NSF of office support plus 1,100 NSF of receiving/staging space. Much of the required space was vacated with the closing of the hospital laundry operation. The balance of the required space will be made available by moving the campus mail and printing operations to a new location to be finalized during the design process. Extensive mechanical equipment will be constructed on the roof of the building to support the clean rooms.

The proposed project will be funded jointly by UNMC and the Nebraska Medical Center with UNMC and the Nebraska

	Medical Center each responsible for 33% of the project cost. The final 34% of the funding will be apportioned according to actual use of the entire facility. Private donations will be sought.	
PROJECT COST:	$12,502,000	
ON-GOING FISCAL IMPACT:	Operating and Maintenance (FY 2005/2006) 2% Assessment	$ 210,000 $ 250,000
SOURCE OF FUNDS:	UNMC Capital and Program Reserve Trust Funds Nebraska Medical Center Private Donations	
SPONSOR:	Donald S. Leuenberger Vice Chancellor for Business & Finance	
APPROVAL:	_____ Harold M. Maurer, M.D., Chancellor University of Nebraska Medical Center	
DATE:	January 5, 2004	

cGMP Transplant Production Facility Program Statement

University of Nebraska Medical Center

Date: December 9, 2003

Prepared by: UNMC Facilities Management and Planning/Sinclair Hille Architects/The Richmond Group

Phone: 559-4502

I. INTRODUCTION

A. Background and History

The University of Nebraska Medical Center and the Nebraska Medical Center, have developed outstanding leadership, clinical expertise and a long history of achievement in developing and treating cancer and other diseases through the transplantation of cellular and tissue-based products, including, bone marrow and peripheral blood progenitor cells as well as solid organs. New therapies are being developed to transplant islets, hepatocytes and genetically modified products to treat diabetes, liver disease and cancer. New techniques are being developed to improve the viability of organs prior to transplantation in order to increase the number of available organs and improve patient outcomes.

Revised FDA rules governing the manufacture and clinical use of cells, tissues, and their products, scheduled for full implementation in 2004, define facilities preparing cell therapy products for both clinical standard of care and investigative new drug (IND) protocols as manufacturers, and require their compliance with regulations essentially identical to those governing the pharmaceutical and medical device industries. The new rules will apply to products that are manipulated *ex vivo,* genetically modified, or derived from unrelated donors, and cover all cells, tissues, and cellular and tissue-based products, whether derived from solid organs, bone marrow, or peripheral blood progenitor cells.

B. Project Description

The proposed cGMP Transplant Production Facility, a joint project of UNMC and the Nebraska Medical Center, will replace the current clinical cell-processing lab and provide translational research capacity constructed and operated in compliance with the new FDA rules.

The proposed facility must comply with FDA current Good Manufacturing Practices (cGMP) and Good Tissue Practices (GTP), regulations that set standards for design and production controls, documentation, quality control and assurance, environmental monitoring, and hygiene in a medical device or pharmaceutical manufacturing activity. Physical space and equipment represent only part of the GMP requirements; equally important are activity-specific validated procedures, and staff trained and competent to perform them.

FDA specifications require that the facility design be appropriate to the planned production activities. At the core of the proposed facility three specialized clean room suites will be constructed, one each for cell processing, cell transduction, and organ processing. The processing activities to be conducted will require similar quality control/assurance and support functions,

allowing operating efficiency through the sharing of quality control and support equipment personnel and space.

C. Purpose and Objectives

The new facility will process human and animal organs, tissues and cells including genetically modified products, to enable the creation of processed and engineered cells and tissues for use in both standard of care and IND therapies that will offer hope to patients by restoring failed organ functions and destroying tumors. Product examples include: cellular grafts produced by expansion, sorting, culture, cryo-preservation, etc., including bone marrow and peripheral blood progenitor cells; cellular grafts from organs such as human islets and hepatocytes and porcine hepatocytes and genetically modified cells and organs to confer improved or novel functionality as such as vaccines for cancer treatment.

The Transplant Production Facility is vital to the partnership of UNMC and the Nebraska Medical Center and its mission of improving the health of Nebraskans through innovative research and providing the highest quality patient care. The Transplant Production Facility will contribute to this mission by:

- Allowing UNMC/Nebraska Medical Center to continue, after implementation of the new FDA rules, it's program of cellular transplantation for cancer.

- Enabling continuation of translational research programs developing innovative, cellular-based therapies including gene therapy with cells and tissues and the transplantation of human and porcine islets and hepatocytes.

- Expanding funded research opportunities in transplantation, cellular therapies, and gene therapy. The cGMP Transplant Production Facility will equip UNMC/Nebraska Medical Center to compete for funding to conduct trials using next-generation therapies for eradicating cancers, repairing metabolic deficiencies, replacing failed organs, etc.

- Supplementing and enhancing the capabilities of the Eppley Cancer Institute and the proposed University of Nebraska Institute of Tissue Engineering and Regenerative Medicine (UNInTERMed), which is a joint program between UNMC and UNL designed to bring new medical technology into clinical research in a fast track integrated approach.

- Expanding institutional capabilities essential to recruiting and retaining faculty, and fulfilling our strategic vision of preparing the best-educated health professionals and scientists. Providing the capability for the development of cell and gene-based therapies at UNMC will encourage retention of existing faculty and provide a significant tool for recruiting highly fundable researchers.

- Education and Training - Therapeutic materials and processes uniquely available through the Transplant Production Facility will enable graduate and post-doctoral research in immunology and oncology, and xeno-transplantation of cells, tissues, and organs. Clinical fellows will be provided opportunities to use therapies not available at other institutions.

II. JUSTIFICATION OF THE PROJECT

A. Data That Supports the Funding Request

The proposed project is critical to maintaining and advancing the UNMC/Nebraska Medical Center position as a leader in oncology and transplantation, to retaining present patient care capabilities and increasing the number of patients served.

Lack of facilities compliant with the new FDA rules will directly jeopardize the delivery of cellular-based therapies in the treatment of cancer, and will preclude development and implementation of new generations of clinical treatments in transplantation. Without this new facility, Nebraskans will be forced to seek up-to-date treatments out of state, and our leadership in transplantation and oncology will fade.

The need for this facility is a turning point for our institution, and should be seen as an opportunity for UNMC and Nebraska Medical Center to advance in standing as a provider of the highest quality patient care while achieving excellence as a leading national center of academic biomedical research and education.

B. Alternatives Considered

Contracting for FDA compliant laboratory services was considered instead of construction. This option was rejected because no cGMP/cGTP-compliant facility suitable for organ, cell and tissue processing and transduction exists in Nebraska. While some sophisticated biomedical manipulation of cells may potentially be contracted for out-of-state, it is not in the best interests of UNMC/Nebraska Medical Center because of the limited range of services available, because of the loss of control over service and quality assurance and product costs. Contracting also fails to facilitate opportunities to provide new patient services and develop intellectual property.

Inaction would result in decline in existing programs in transplantation and oncology, funded research opportunities, patient care and faculty recruiting and retention.

III. LOCATION & SITE CONSIDERATIONS

A. County: Douglas

B. Campus: University of Nebraska Medical Center, Omaha

C. Proposed Project Site:

The new facility is proposed for construction in the Academic and Research Services building on the UNMC campus. Much of the required space was vacated with the closing of the hospital laundry operation. The balance of the required space will be made available by moving the campus mail and printing operations to a new location to be finalized during the design process.

The map below identifies the project site on the UNMC campus.

D. Statewide Inventory: #399

E. Influence of project on existing site conditions

1. Relationship to Neighbors - The project will not adversely affect the relationship with neighbors or the environment.

2. Utilities - Campus utilities currently serving the Academic & Research Services Building are sufficient for the proposed project with the exception of emergency power. A new emergency power service will be installed from the nearby Central Utilities Plant.

3. Parking & Circulation - The project will not adversely impact parking or circulation around the building.

IV. COMPREHENSIVE PLAN COMPLIANCE

A. University of Nebraska Strategic Framework

The project complies with the objectives of the University of Nebraska Strategic Framework 2000-2004, adopted by the Board of Regents, February 26, 2000:

"Enhance the business and administrative operations of the University to support, serve and enhance the learning, research and outreach goals of the University."

B. University of Nebraska Medical Center Strategic Plan 2003-2006 (Applicable References)

Vision

The partnership of UNMC and the Nebraska Medical Center will be a world-renowned health sciences center that:

- Delivers state-of-the-art health care;
- Prepares the best-educated health professionals and scientists;
- Ranks among the leading research centers;
- Advances our historic commitment to community health;
- Embraces the richness of diversity to build unity"

Mission

The mission of the University of Nebraska Medical Center is to improve the health of Nebraska through premier educational programs, innovative research, the highest quality patient care, and outreach to undeserved populations."

Critical Success Factors

- "Increase prominence as a research health sciences center."
- "Address infrastructure requirements to support the increasing research activity."
- "Increase research activity in clinical departments by creating a robust support system for clinical research . . ."
- "Develop selected new technologies to advance health education, science and the Nebraska economy."
- "Develop advanced biomedical technologies and devices."

C. UNMC Campus Physical Master Plan - The proposed project is not mentioned in, but is generally consistent with the UNMC 1997 Campus Physical Master Plan as updated in 1999.

D. Consistency with Statewide / CCPE Plan - The Statewide Comprehensive Capital Facilities Plan states that individual capital construction projects will support institutional strategic comprehensive facilities plans.

V. ANALYSIS OF EXISTING FACILITIES

A. Function and Purpose of Existing Programs

The clinical Cell Processing Lab is currently located on the third floor of the University Hospital building. The current research activities and IND programs planned to utilize the proposed facility are either in the planning stage or are contracting for services off-site with other organizations. Currently, the UNMC Islet Program contracts with the University of Minnesota for islet cells. Vector transduction services are contracted with the Lee Moffitt Cancer Center in Tampa, Florida.

B. Square Footage of Existing spaces

The following table lists the existing spaces, which will be vacated and reassigned by Nebraska Medical Center as a result of this project.

Use Code	Space	Existing NSF
250	Cell Processing Lab	780
250	Cell Processing Lab (expansion area)	195
250	Culture Lab	387
255	Storage	113
310	Office	84
310	Office	88
310	Office	61
	Existing Total NSF	1,708

C. Utilization of Existing Space – The clinical Cell Processing Lab is staffed 40 hours per week but monitored 24 hours, seven days a week by staff on-call.

D. Physical Deficiencies - The current clinical Cell Processing Lab falls short of the new FDA rules and is extremely crowded and inefficient for the flow of materials and products through the area. Growth and regulatory requirements cannot be reasonably met in the current location.

E. Programmatic Deficiencies – Not applicable

F. Replacement cost of existing building – Not Applicable

VI. FACILITY REQUIREMENTS

A. Functions & Purpose of Proposed Program

1. Activity Identification

The proposed Transplant Production Facility will consist of three specialized suites for processing cells and tissues, cellular transduction, and preparing solid organs for transplant. These suites include clean rooms, culture labs, gowning rooms, and support space. Support to these three suites will be provided in shared laboratories and other rooms for preparing media, conducting quality control/quality assurance (QC/QA) activities, sterilizing equipment, and storing products. The facility will include office space and staff workstations, be zoned by gowning requirements to maintain levels of cleanliness, and will allow limited access for authorized personnel only.

2. Projected Occupancy, Use, Staffing

A core staff of eleven UNMC/Nebraska Medical Center employees will operate the Transplant Facility including the current Cell Processing Lab staff (7 FTE) performing cells and tissue processing, quality assurance.

B. Space Requirements of Proposed Project

1. Square Footage by Function

The following table summarizes the program requirements for facility.

Activity Code	Use	Space	#	NASF each	Total NASF
1.0 Cell Processing Suite					
1.1	250	Cell Processing Lab	1	1,150	1,150
1.2	310	Cell Processing Workstations	4	50	200
1.3	310	Office: Lab Manager	1	120	120
1.4	310	Office: Medical Director/Lead Tech	1	180	180
1.5	255	Storage	1	150	150
Cell Processing Suite Subtotal					1,800
2.0 Transduction & Culture Suite					
2.1	250	Transduction & Culture Lab - Long Term	2	220	440
2.2	255	Transduction & Culture Lab - Short Term	2	220	440
2.3	255	Gowning	1	200	200
2.4	255	Staging & Clean Room Support	1	300	300
2.5	255	Storage (Transduction)	1	50	50
Transduction & Culture Suite Subtotal					1,430
3.0 Islet/Organ Processing Suite					
3.1	250	Organ Processing Room	3	120	360
3.2	255	Clean Room Prep	3	220	660
3.3	255	Gowning	3	50	150
3.4	250	Cold Lab	1	150	150
3.5	255	Culture Room	1	220	220
3.6	310	Islet/Organ Workstations	6	50	300
3.7	310	Office: Medical Director/Lab Manager	1	180	180
3.8	255	Storage	1	50	50
3.9	255	Staging & Clean Room Prep	1	300	300
Islet/Organ Processing Suite					2,370
4.0 Suite Support (Shared)					
4.1	255	Freezer/Cryogenic Preservation/Storage	1	1,050	1,050
4.2	250	QC Lab	1	1,040	1,040
4.3	310	QC Office	1	120	120
4.4	315	Protocol Room	1	100	100
4.5	250	Microscopy	1	80	80
4.6	250	Media Prep	1	450	450
4.7	255	Cold Room	1	140	140
4.8	255	Walk-in Freezer	1	60	60
4.9	255	Sterile Storage	1	100	100
4.10	255	Released/Non-Released Product Storage	1	50	50
4.11	255	Locker Rooms	2	75	150

4.12	255	Clean—Up	1	100	100
4.13	255	Clean-Up Equipment	1	80	80
4.14	255	Clean Autoclave	1	100	100
4.15	XXX	Clean Area Custodial Closet	1	25	25
4.16	255	Laboratory Gases Tank Room	1	100	100
4.17	255	Dirty Corridor	1	500	500
4.18	255	Dirty Autoclave Equipment	1	80	80
4.19	255	Dirty Autoclave/Waste	1	100	100
Suite Support Subtotal					4,425
5.0 Office Support					
5.1	310	Main Office/Facility Administrator	1	400	400
5.2	315	Data/Network	1	50	50
5.3	315	File Room	1	120	120
5.4	315	Office Supplies/Workroom	1	80	80
5.5	315	Released/Non-Released Material Storage	1	50	50
Office Support Subtotal					700
6.0 Building Support					
6.1	575	Receiving	1	300	
6.2	730	Central Supplies Storage	1	500	
6.3	350	Conference Room	1	300	
Building Support Total					1,100
	TOTAL NSF				11,825

2. Planning Parameters

The programming team studied floor plans of several other facilities with similar program elements including the University of Miami, Minnesota Molecular and Cellular Therapeutics Facility at the University of Minnesota, Northwest Tissue Center/Puget Sound Blood Center, and the Cell Processing Facility at the Mayo Clinic. Site visits to two of these facilities (Minnesota and Mayo Clinic) were made to help explore the strengths and weaknesses of the other facilities and assist the group in determining their specific space needs.

In addition, a detailed analysis was done of the equipment requirements and process flows of all the activities anticipated for the new facility to determine the amount of space needed for each process, equipment, and procedure..

3. Difference Between Existing and Proposed

Use Description	Existing NSF	Proposed NSF	Difference
TOTAL	1,708	11,825	10,117

C. Impact of the Project on the Program's Existing Facilities

1. Reutilization - As a result of this project, the 1,708 NSF that makes up the Cell Processing Lab and offices on the 3rd floor of the Hospital will be vacated. Nebraska Health Systems Blood Bank will make use of the vacated space.

2. Demolition - Not applicable

3. Renovation – Construction of the proposed facility will require relocation of the campus printing operation and/or the mail operation. Selection of the new location and organization configuration will be determined during the design process.

VII. EQUIPMENT REQUIREMENTS

A. List of available equipment for reuse – Not applicable

B. Additional Equipment

1. Fixed Equipment – Clean room equipment including stainless steel tables, biological safety cabinets, and pass-thru devices.

2. Moveable Equipment – Office furniture

3. Special and Technical Equipment – Process specific scientific equipment and liquid nitrogen cooled storage freezers.

VIII. SPECIAL DESIGN CONSIDERATIONS

The Academic and Research Services Building is a brick clad, concrete framed structure designed for heavy loading and has a minimum 16'0" clearance from finished floor to structure.

A. Construction Type – Construction will comply with FDA design Guidelines for facilities construction and all applicable building codes. The renovation work will be classified as Use Group B – Business as defined in the Uniform Building Code.

B. Heating and Cooling Systems - Extensive mechanical equipment will be constructed on the roof of the building to support the clean rooms.

C. Life Safety/ADA – The facility will be designed in accordance with the most current version of the National Fire Protection Agency (NFPA) 101 – Life Safety code and NFPA 45 – Standard for Laboratories Using Chemicals where applicable.

D. Historic/Architectural Significance - Not Applicable

E. Artwork - Not required

F. Phasing – Not applicable

G. Future Expansion – Future expansion will be considered during the design process, but is not specifically planned.

H. Validation - According to the proposed federal code under current review (21CFR1271), a cGMP-compliant facility and associated processes require validation by "establishing documented evidence which provides a high degree of assurance that a specific process will consistently produce a product meeting its pre-determined specifications and quality characteristics."

IX. PROJECT BUDGET & FISCAL IMPACT

A. Cost Estimate Criteria

1. Standards/ Sources - The opinions of probable cost for the project budget were developed from a blend of several sources - the 2002 R. S. Means Estimating Guide, the architect's experience with the cost of similar projects, the review and input of a team of local contractors and subcontractors familiar with the project requirements, and the experience of the engineering and cGMP facility consultants for the additional specialized costs associated with cGMP facilities.

2. Year, Month, Inflation Factor - The project cost estimate was compiled in November 2003 and assumes a 4% inflation factor to the midpoint of construction.

3. Gross & Net Square Feet

Building Efficiency	
Net Square Feet	11,825
Gross Square Feet	18,800
Building Efficiency Target	63%

4. Project Cost & Construction Cost per Gross Square Foot

Unit Cost Data	
Project Cost/GSF	$665
Construction Cost/GSF	$388

B. TOTAL PROJECT COST

1) CONSTRUCTION COSTS

Construction Contract	
Building	
a) General	$1,222,980
b) Mechanical	$2,120,580
c) Electrical	$774,180
d) Elevator	$67,320
e) Fixed Equipment	$751,740
Utilities	$168,300
Sitework	$25,500
SubTotal	$5,130,600
Inflation to Construction Mid-Point @ 4%	$368,867
Total Construction Contract	$5,499,467
Other Construction Contracts	
1. Liquid Nitrogen--Tank and Distribution	$325,000
2. Roof Replacement	$60,000
3. Automation System	$150,000
4. Video Security System	$10,000
5. Door Card Scanner System	$25,000
6. Door Pressurization Interlock System	$40,000
Asbestos Abatement/Environmental Remediation	$15,000
Relocation Construction	$750,000
In House Construction and Building Automation	
In House Labor	$40,000
In House Material	$10,000
Other Construction	
UBC Special Inspector	$2,500
Construction Testing, code required	$2,500
Telecommunications	$25,000
Subtotal Construction	$6,954,467
Construction Contingency @ 5%	$347,723
SUBTOTAL -- CONSTRUCTION COSTS	***$7,302,190***

2) NON-CONSTRUCTION COSTS

Fixed Equipment - Purchased and Installed by Campus	$157,000
Moveable Equipment - Furniture	$263,000
Special & Technical Equipment	$2,501,075
Biomedical Communications (Audio-Visual)	$5,000
Land Acquisition	
Project Design & Management	
a) Project Planning & Program Statement	$70,000
b) A/E Basic Services	$618,000
c) A/E Additional Services	$35,000
d) A/E Reimbursable Expense and Printing	$40,000
e) In-House Services -- Project Management	$300,000
f) Other Consultants	
FDA Consultant	$100,000
Clean Room Consultant	$100,000
Wind Study	$30,000
Acoustical	$2,000
Commissioning	$90,000
Validation	$525,000
TOTAL Professional Services	$1,910,000
Artwork	$0
Other Costs	
a) Risk/Quality Management	
Asbestos Survey	$1,000
Peer Reviews	$40,000
b) Builders Risk Insurance	$4,381
c) Moving and Relocation	$50,000
d) Signage	$20,000
e) Other- Non Construction	$0
TOTAL Other Costs	$115,381
SubTotal Non Construction Costs	$4,951,456
Non-Construction Contingency @ 5%	$248,354
SUBTOTAL -- NON-CONSTRUCTION COSTS	**$5,199,810**
TOTAL PROJECT COST	**$12,502,000**

C. Fiscal Impact

FISCAL IMPACT	Amount	Source of Funds
Operational & Maintenance costs per year	$210,000	Nebraska Medical Center
Applicable building renewal assessment charges	$250,000	

X. FUNDING INFORMATION

A. Total funds required - $12,502,000

B. Project Funding Sources:

The proposed project will be funded jointly by UNMC and the Nebraska Medical Center with UNMC and the Nebraska Medical Center each responsible for 33% of the project cost. The final 34% of the funding will be apportioned according to actual use of the entire facility. Private donations will be sought.

C. Fiscal year expenditures

FISCAL YEAR	EXPENDITURES
FY2002-2003	
FY2003-2004	$1,021,000
FY2004-2005	$6,881,000
FY2005-2006	$4,600,000

XI. TIMELINE

Program Statement Approval by Board of Regents	January 2004
Architect Selection	January 2004
Design Complete	July 2004
Receive Bids	August 2004
Contract Award/Start Construction	September 2004
Mid-Point Construction	March 2005
Substantial Completion	August 2005
Validation and Occupancy	September 2005

XII. HIGHER EDUCATION SUPPLEMENT

A. CCPE Review – CCPE review will not be required

B. Method of Contracting

1. Method – The project will be contracted as a competitively bid project awarded to the lowest responsible prime general contractor.

2. Rationale for Selection of the Method – Bidding conditions in the Omaha construction market are currently favorable and are expected to remain favorable through the time when the project will be bid.

Additional Item
Addendum XI-B-2

TO:	The Board of Regents Business Affairs
MEETING DATE:	January 17, 2004
SUBJECT:	University of Nebraska-Lincoln (UNL) North Stadium Improvement Project
RECOMMENDED ACTION:	Approve the program statement and budget for the UNL North Stadium Improvement Project.
PREVIOUS ACTION:	None.
EXPLANATION:	The UNL North Stadium Improvement Project will include the remodel and expansion of the Schulte Field House, expanded seating in the North Stadium of Memorial Stadium (approximately 5,000 seats), and a new indoor practice facility. The renovation of Schulte Field House will provide space for a performance center to include strength training, conditioning, rehabilitation, and athletic medicine. A football locker room, football equipment room, administrative offices, and offices for the football coaches will also be included. Proposed start of construction: May 2004 Proposed completion of construction: January 2006
PROJECT COST:	$50,000,000
ON-GOING FISCAL IMPACT:	Annual Operating Costs (included in the FY 04 Budget) $650,000 2% Assessment None
SOURCE OF FUNDS:	Revenue Bonds Private Donations
SPONSOR:	Christine A. Jackson Vice Chancellor for Business & Finance
APPROVAL:	_____ Harvey Perlman, Chancellor University of Nebraska-Lincoln
DATE:	January 13, 2004

UNIVERSITY OF NEBRASKA-LINCOLN
NORTH STADIUM IMPROVEMENT PROJECT

Program Statement

January 12, 2004

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1. Introduction

a. Background and History

Memorial Stadium at the University of Nebraska-Lincoln was completed in 1923 and held 31,000 seats. It has been regularly upgraded over the past eighty years. The last major renovation, the Memorial Stadium Improvement Project, was completed in 1999. This renovation included the renovation of the East Concourse, installation of stadium lights on the east and west sides, football grass practice field reconstruction, 42 skyboxes, a club seating area, new press box, and a new FieldTurf installed in the stadium and Cook Pavilion.

Planning for the North Stadium Improvement Project began in 1998 and the Campus Master Plan developed that year includes an addition to the North Stadium. A Sector Plan (one of a series of detailed plans evolving out of the Campus Master Plan) for the improvements to the North Stadium was prepared in April 1999 and was revised and amended in July 2002.

b. Project Description

The North Stadium Improvement Project will renovate and expand the Schulte Field House, expand the seating in the North Stadium by a minimum of 5,000 seats, and will construct a new indoor practice facility for football and other sports on the former site of the Beltzer Stadium. The Baumann Building may be demolished to make way for the new facility.

The Tom and Nancy Osborne Athletic Complex (constructed within and on top of the Schulte Field House) will provide space for strength training, conditioning, rehabilitation, athletic medicine, a football locker room, football equipment room, administrative offices, and offices for the football coaches. The renovation to the Schulte Field House will preserve the historic façade of the Schulte Field House providing a connection with the history and tradition of the Nebraska Football Program. The Athletic Complex will be attached via a covered walkway to a new indoor workout facility that will include a full size practice field, offices for soccer, locker rooms, and space to conduct clinics.

The project also includes a minor improvement to the East Stadium Complex. The dirt floor in the lower level of the East Stadium will be leveled, covered with a concrete system, and subdivided for storage use. Lighting and, in some cases, thermal conditioning will be added and the existing locker room expanded.

c. Purpose and Objectives

The project will provide expanded, state-of-the-art facilities that will ensure the success of the UNL football program for the next 40 years.

The objectives of the project are:

- To improve recruiting for all sports
- To provide staff offices designed to allow staff to work closely together
- To merge the freshmen football and varsity locker rooms into one area
- To improve services of the athletic medicine and the performance programs by having adjacent and combined services

- To provide indoor links to three components of this project, West Stadium, the Tom and Nancy Osborne Athletic Complex, the new Indoor Field House, and the East Stadium Storage Area. (Cook Pavilion will be linked if funding is available)
- To improve deliveries of supplies and equipment to the athletic department
- To improve storage for each division
- To expand seating and improve game-day amenities for fans
- To provide the best facilities for the coaches and student-athletes to teach and train year round
- To present a beautiful and unique front door to recruits and visitors

2. Justification of the Project

a. Data Which Supports the Funding Request

It is essential that UNL keep the Athletic Department and football program strong so that it can continue to be not only self-supporting but a sustaining member of the University community. Unlike many universities, the UNL Athletic Department does not receive any general operating funds. In fact, the Athletic Department annually contributes $1.5 million to the University of Nebraska-Lincoln.

The indoor practice facility is needed because the Schulte Field House Annex will be removed and the space currently used for practice will house the performance center. These spaces are currently heavily used. Athletics will continue to share time in the Cook Pavilion with student recreation. The construction of a new indoor practice facility will provide two workout areas giving UNL a competitive edge in training that will improve the performance of athletic teams.

The renovation and expansion of the Schulte Field House will expand and consolidate the football support facilities in one location. The project will allow strength training to be integrated with athletic medicine and to be connected to the practice facility by an enclosed walkway.

The expanded seating at North Stadium is needed to help meet the ever growing demand for seats and will provide funding to offset some of the project costs. In addition, improvements at North Stadium will improve fan amenities and improve game day access and safety.

The construction of new administrative space will allow the offices to expand and will vacate the existing offices in the South Stadium. This area will be assigned to the Department of Computer Science and Engineering (CSE) to provide additional and consolidated research space for expanded research activities. CSE will move into the newly renovated Avery Hall located southeast of Memorial Stadium in August 2004. Because of the rapid growth of this program in the past few years, the space provided in Avery is not sufficient to support the expanding research. The Department of Computer Science and Engineering is currently renting off-campus space for research, which includes space for the Prairie Fire supercomputer.

b. Alternatives Considered

Several project alternatives have been investigated, examined, and discussed since 1998. The initial project proposed in 1999 involved a much larger Athletic Performance Facility that included two indoor football practice fields as well as athletic strength conditioning and performance testing facilities for all UNL student athletes. That project envisioned North Stadium Improvements including extending the concourse level to link East, North and West Stadium seating as well as additional Skybox seating and various improvements to the North Stadium seating.

In 2002, the Athletic Department prepared a project alternative that included improvements to the north, east, and south areas of Memorial Stadium. The improvements proposed for the East Stadium included additional club level seating and three levels of skyboxes as well as the creation of a new east façade and entry-level colonnade. The lower level running track at East Stadium would have been remodeled into locker rooms, training rooms, and support spaces. The proposed improvements to the North Stadium included the addition of club level seating and the remodel of the Schulte Field House into training and conditioning spaces similar to the renovation proposed in the current project. The proposal also involved expanding Athletic Department Offices with additions to the South Stadium.

The current project reflects reworking of the North Stadium improvements described in the 2002 plan to focus on providing additional seating and space for practice, training, and conditioning.

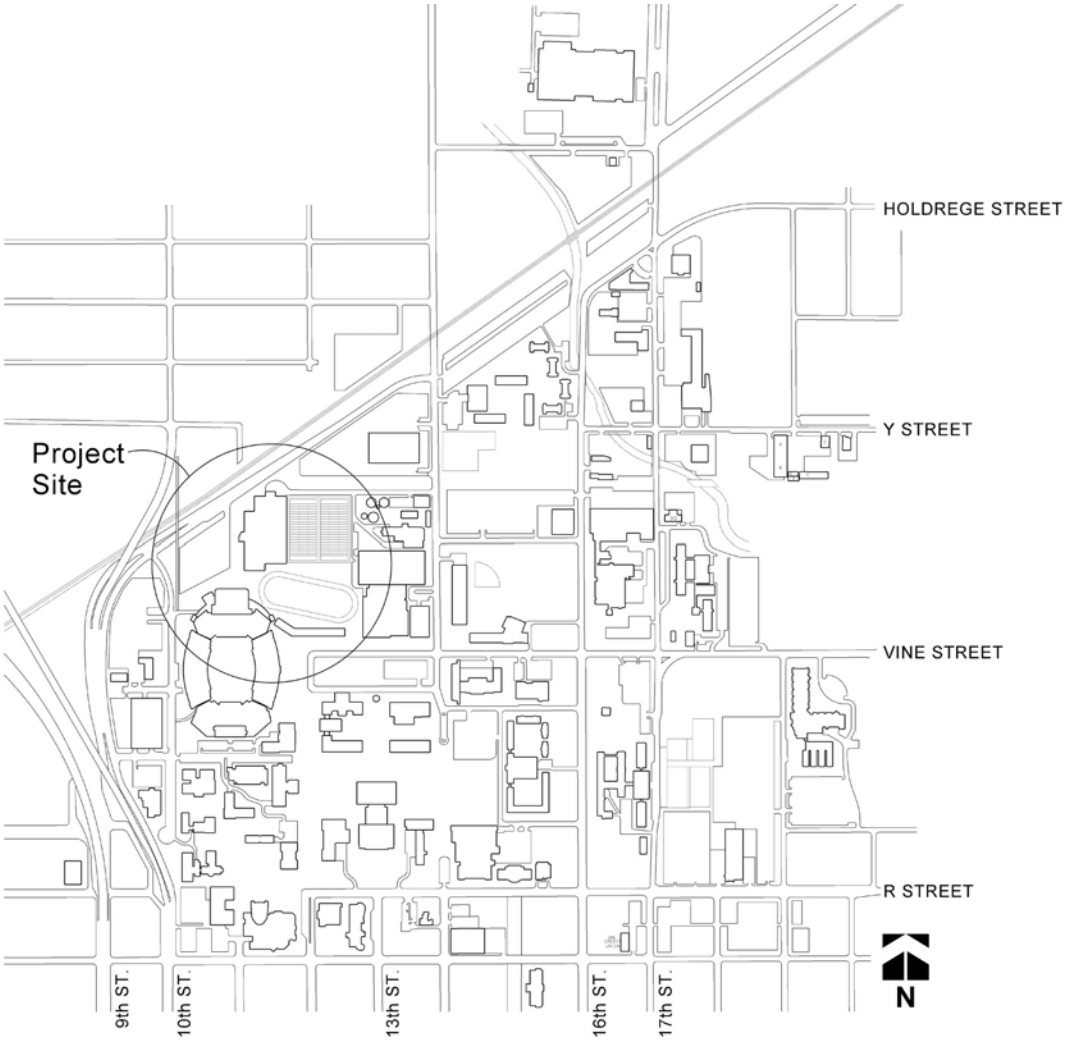
3. Location and Site Considerations

a. County: Lancaster

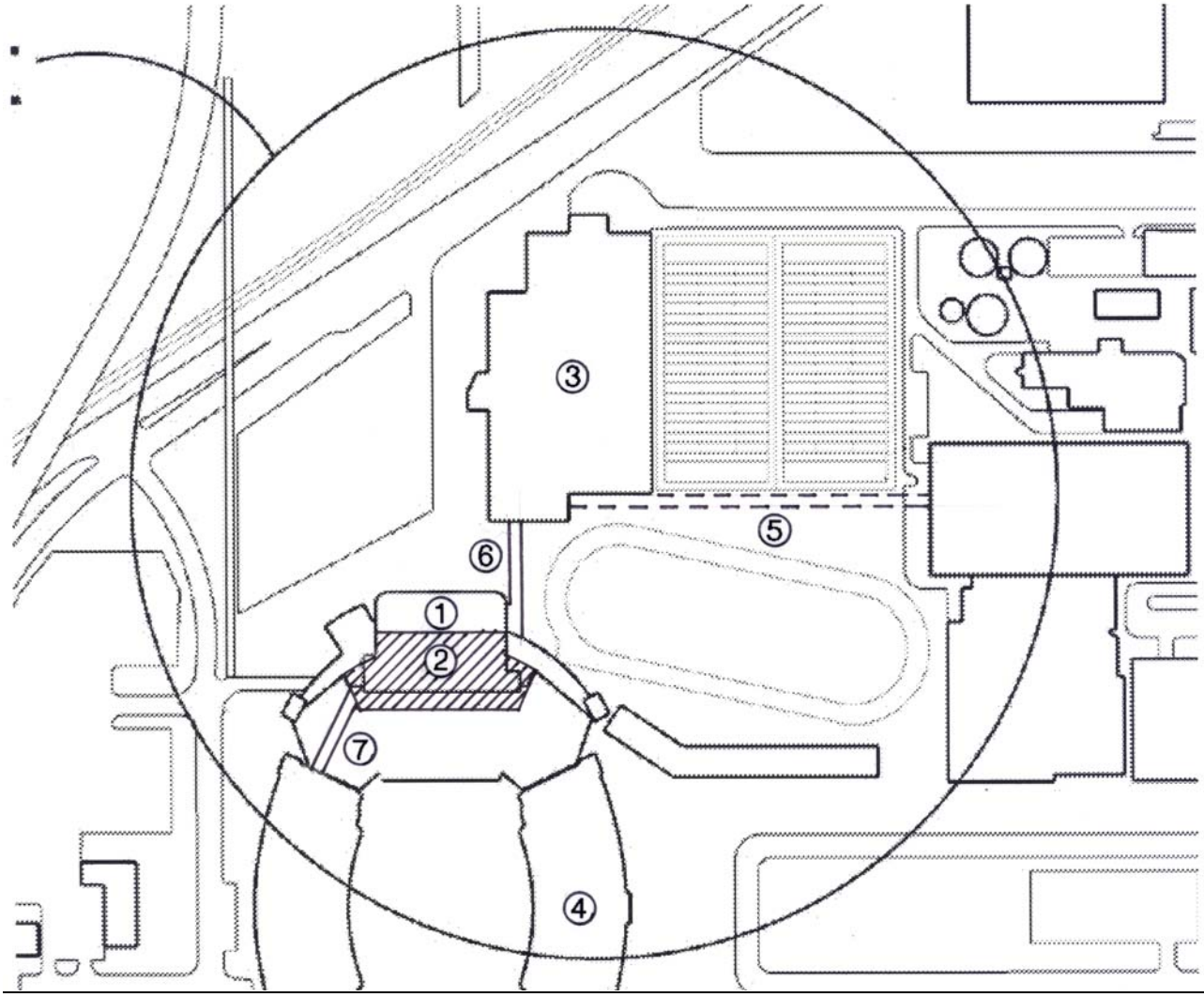
b. Town or Campus: Lincoln

c. Proposed Site:

1) Figure 1 Campus Site Location



2) Figure 2 Proposed Site



① Renovated and expanded Schulte Field House (The Tom and Nancy Osborne Athletic Complex)
② North Stadium seating expansion
③ New indoor practice facility
④ Minor improvements to East Stadium
⑤ Tunnel (alternate)
⑥ Link structure
⑦ Two-level connector

d. Statewide Building Inventory Numbers:

a)	Schulte Field House	526
b)	Schulte Field House Addition	2410
c)	North Stadium	737

e. Influence of Project on Existing Site Conditions

1) Relationship to neighbors and environment

a) The project is located on the northwest corner of UNL City Campus and in the midst of other athletic and recreation facilities. The North Stadium and Schulte Field House will be expanded northward and the new indoor practice facility will be located on the west side of the former Beltzer Stadium. Two outdoor practice fields will lie to the east of the new practice facility and directly west of Cook Pavilion. The existing Ed Weir Track lies to the south of the practice fields and to the southeast of the new indoor practice facility and will not be impacted.

2) Site Utilities

a) **Sanitary Sewer**. The East Stadium and North Stadium are served by an existing 8" private sewer line that flows to the north, then connects to an existing City sewer line that runs east under the existing Beltzer baseball field to 14th Street. This line was video inspected in 1997. This line has a history of problems, with both condition and performance. The new Indoor Practice Facility will require a portion of the 8" City line to be removed. A new 8" line will serve the North Stadium Improvement Project. The East Stadium and North Stadium will collect and connect to existing City manhole on the west side of West Stadium. The new Indoor Practice Facility will also connect to this manhole. Excavation under Schulte Field House to construct the new North Stadium project will require a sewage lift station be installed to serve the lower level of Schulte.

b) **Storm Sewer.** The North Stadium is now served by a storm line that combines with curb inlets along Avery Avenue, then connects to the City storm line in Holdrege Avenue. The new Indoor Practice Facility will require a portion of an existing 24" storm line to be relocated. Realignment of Avery Avenue will require alteration to the storm sewer north of Schulte Field House. A new storm sewer will be installed to serve the new North Stadium, inlets on Avery Avenue, and the new Indoor Practice Facility. The existing surface parking lot north of Schulte may require alterations for storm drainage, as grades are determined during design of the North Stadium Improvement Project.

c) **Water**. The existing water line that serves Schulte will be removed. The North Stadium Improvement Project will be served by the existing 12" water main in Stadium Drive on the west side of the stadium. An 8" connection to this main will loop around the project side generally following Avery Avenue and north of the new Indoor Practice Facility. This line will connect to an existing 8" line in Avery Avenue north of the NUCorp City Campus Utility Plant. The North Stadium addition will be served by a 6" water line and a separate 6" fire service line off the 8" loop. The new Indoor Practice Facility will be served by a 3" water line and a separate 6" fire service line off the 8" loop.

d) **Natural Gas**. Aquila maintains a gas service main in Avery Avenue. The North Stadium Improvement Project, including realignment of Avery Avenue, will require relocation of this gas main. The main varies in size from 12" to 10". This line will be relocated by Aquila with cost charged to the Project. The North Stadium will require natural gas for concession vendors. Aquila will set a meter and regulator to serve the North Stadium improvements. It is anticipated that the practice field portion of the Indoor Facility will be heated with natural gas fired appliances. Aquila will set a meter and regulator to serve this gas requirement.

e) **Steam**. Schulte Field House and East Stadium are served by a 30 psig steam line that enters East Stadium through a tunnel at the southeast corner of East Stadium. The North Stadium Improvement project will require an 8" steam line to support Schulte, the new Indoor Practice Facility, and continue to serve East Stadium. Steam is supplied by the NUCorp City Campus Utility Plant and distributed through a tunnel system. A new 6" steam line will be installed in the East Stadium tunnel and connected to a 6" line in the campus tunnel system. This new 6" line will cross connect to the

existing East Stadium steam line within East Stadium.

f) **Chilled Water**. 12" chilled water mains were installed in Stadium Drive as part of the West Stadium Improvement Project in 1997. Capacity to serve the North Stadium Improvement Project is available in the 12" mains. The 12" mains will be extended and looped around the North Stadium Improvement Project site generally following Avery Avenue. Separate 8" lines will serve the North Stadium project and the Indoor Practice Facility. Both facilities will be fully air-conditioned. Chilled water is produced at the central plant and distributed at a temperature of 45° F. The mains will be capped at the new Indoor Practice Facility to allow future extension to the NUCorp City Campus Utility Plant following a path along eastbound Avery Avenue.

g) **Irrigation**. A 2" size above grade pressure vacuum breaker will be installed to serve lawn irrigation needs for the plaza and surrounding green spaces. Lawn irrigation will be coordinated with UNL Landscape Services.

The outdoor practice fields will be irrigated by the Athletic Department. A 4" valve/tap will be made to the 8" water line north of the indoor practice facility and extended to within 5' of the facility for the Athletic Department.

h) **North Stadium Addition**. The North Stadium Addition is to be served by a new pad mount transformer located near the new addition. Service is to be extended from an existing UNL campus feeder from an existing electrical manhole east of Memorial Stadium.

A new pad mounted switch with two load switches is to be provided for the feeder extension near the connection manhole.

The North Stadium Addition will be served by outside plant facilities with multi-pair copper and fiber optic cable from Nebraska Hall via the existing University tunnel system and routing through the East Stadium to the new main demarcation space.

i) **Indoor Practice Facility**. The indoor practice facility is to be served by a new pad mount transformer located near the new building. Service is to be extended from the existing pad mount switch and cables formerly serving practice field stadium and lighting.

The new Indoor Practice Facility will be served by cable facilities fed from the main demarcation space in the North Stadium Addition. The cabling will be routed to the facility via a 4" x 30" cable tray system located in the link between the facilities.

3) Parking and Circulation

An existing parking lot is located west of the proposed practice facility. Stadium Drive borders this parking lot on the west, Holdrege Street on the north, and Avery Avenue on the south and east. The project will close Avery Avenue as a through street at the point where it curves south away from Holdrege (adjacent to the existing parking lot). This will allow a pedestrian mall to be created west of the new indoor practice facility and east of the parking lot. The portion of Avery Avenue east to 14th Street will likely remain open as access for service, delivery, and emergency vehicles. The project is not expected to change the number of parking stalls in this lot.

A new access to the parking lot will need to be developed as part of the project. A number of alternatives could be considered depending on the exact site plan for the proposed facility. These alternatives include:

a) **Alternative #1.** Creating a right-in, right-out access drive to the parking lot from Holdrege Street. Based on discussion with City of Lincoln staff, only one drive from Holdrege Street maybe allowed between Stadium Drive and 14th Street to serve UNL property. Thus, a single drive would be required to serve both the subject lot and the 14th & Avery parking garage area. If a single access point from Holdrege Street could serve both lots, it is possible the City of Lincoln would also allow a left-turn in movement at this location, provided that it always remains an unsignalized intersection.

b) **Alternative #2.** Creating an access drive to the parking lot from Avery Avenue near the west end of the existing Avery Avenue roadway. Conflicts with pedestrians/bicycles from the pedestrian overpass and football game day traffic operations are potential concerns with this alternative.

c) **Alternative #3.** Creating an access drive to the parking lot from Stadium Drive. This drive would need to be located approximately 50 feet from the Holdrege Street intersection due to the pedestrian overpass structure. This would require it to be a right-out only drive due to the existing raised median on Stadium Drive. Thus, this alternative would need to be implemented in combination with another access alternative. This alternative would also likely require an easement from the City of Lincoln for the access drive to cross under the existing pedestrian overpass.

Each of these alternatives, or a combination thereof, could potentially provide access to the existing parking lot depending on the final site plan, athletic facility building foot print, location of the proposed Antelope Valley Roadway (Holdrege Street), and desired circulation patterns adjacent to the proposed athletic facility. Each alternative has been discussed with City of Lincoln staff. Alternative #3 is potentially the least desirable due to the spacing of the access drive with the Holdrege Street/Stadium Drive intersection. However, City of Lincoln staff would consider any access to this lot that minimizes direct access from Holdrege Street. These circulation issues will be resolved, and a final access alternative selected, during the design process.

4. Comprehensive Plan Compliance

a. Current Campus Comprehensive Plan, Updates, and Revisions

Year of agency comprehensive plan:

The 1998 Campus Master Plan for the University of Nebraska-Lincoln was revised in 1999. A new structure identified as the Athletic Performance Center is indicated on the Master Plan connecting to/expanding north of Memorial Stadium.

b. Consistency with Agency Comprehensive Capital Facilities Plan

The North Stadium Improvement Project is based on The Athletic Performance Center/North Stadium Improvements/North Stadium Seating Renovation Sector Study which was prepared April 28, 1999 by Bahr Vermeer Haecker Architects.

c. Consistency with CCPE Project Review Criteria/Statewide Plan

The project meets the applicable criteria in the statewide plan (as demonstrated in this Program Statement):

- The project demonstrates consistency with the institutional comprehensive plan (i.e. the Campus Master Plan)
- The project partially addresses current and future needs for the UNL athletic program
- The project enhances effectiveness and efficiencies of the UNL athletic program
- Reasonable project alternatives have been considered
- The project does not involve the use of tax funds or student fees

Figure 3a Campus Master Plan

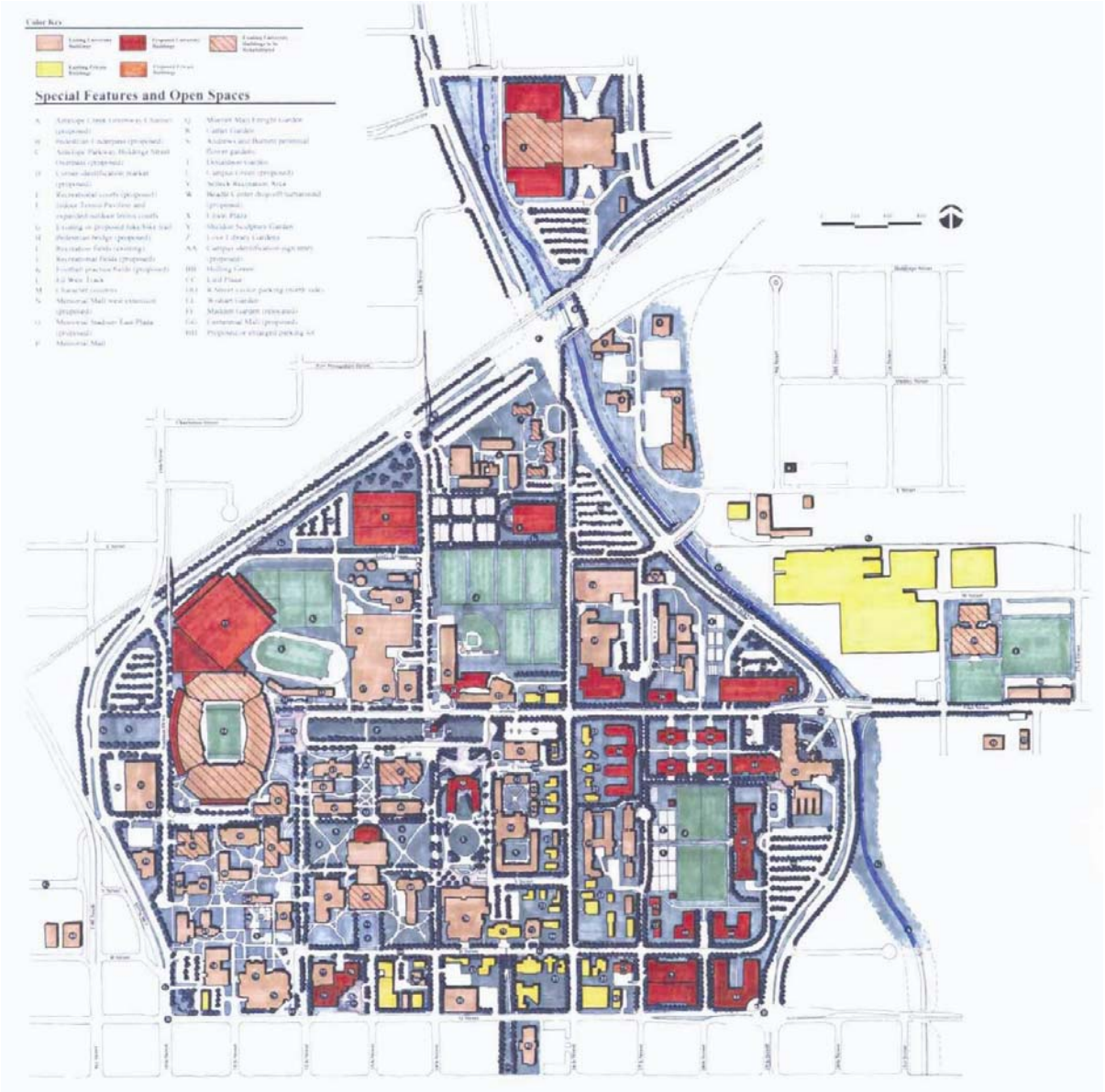


Figure 3b Campus Master Plan Detail Area

5. Analysis of Existing Facilities

a. Functions/Purpose of Existing Programs as They Relate to the Proposed Project

The functions/purpose of the existing programs located in the proposed project include training and practice facilities for University of Nebraska Student Athletes and staffing facilities for the Athletic Department personnel. This project will provide facilities for all aspects of training for every Student Athlete including strength, agility, conditioning, and rehabilitation. The facilities will be used by men and women in all sports. Currently, these facilities are scattered and disconnected throughout the North, East, South, and West Stadiums, and in most cases are inadequate in size and functionality. Both the football and soccer programs will be located in this proposed facility and will include their respective coaching staff offices, athlete locker rooms, indoor practice field, and adjacent outside practice and competition fields.

b. Square Footage of Existing Areas

Please refer to Table 3 – Space Analysis in Section 6 for a detailed summary of existing square footage of existing spaces, utilization, and function of spaces along with proposed space, either to be renovated or expanded.

c. Utilization of Existing Space by Facility, Room, and/or Function

South Stadium Office Building. Currently the Athletic Department offices, football offices, Athletic Medicine offices, and home football lockers are all located in South Stadium Office Building. This building contains approximately 36,024 gross square feet (gsf). As noted previously, this facility will be occupied partially by the Department of Computer Science and Engineering and support the University's role and mission. The lower level containing locker rooms and storage areas will be utilized as visiting team football lockers and to serve other game related functions.

Schulte Field House. Schulte Field House currently contains visiting team lockers, showers, old handball courts, storage, and a small two-story indoor practice area. The building contains approximately 61,163 gsf. Schulte will be totally renovated and expanded for athletic offices, football offices, Athletic Medicine, football lockers, training, and performance areas.

North Stadium and North Stadium Concessions and Lavatories. The North Stadium seating and concessions areas contain approximately 65,000 gsf and 12,000 gsf, respectively with a capacity of 17,344 seats.

Schulte Field House Annex. Schulte Field House Annex directly adjacent to the Schulte Field House is an indoor practice facility containing essentially one large room and 12,624 gsf. This facility will be removed as part of the improvement project. The annex is of no historical significance.

East Stadium/Lower Level. The level under the East Stadium grandstand contains approximately 47,400 gsf and is for the most part unfinished with a dirt floor. This area will require minimal improvements to make it suitable for storage and as a temporary locker room.

West Stadium/Lower Level. West Stadium Lower Level (field level) contains training table, weight training and performance offices, and display areas/trophy cases. As part of this project, weight training and performance offices will be relocated to renovated Schulte Field House. Remodeling the West Stadium is not included in this project. Part of this area will become the Hall of Champions which will honor the achievements of UNL Student Athletes.

d. Physical Deficiencies

The two major physical deficiencies of the existing facilities are inadequate size and disconnected location. As the athletic program has grown in size and stature it has, for the most part, adapted its program within the confines of the original East and West Stadiums, Schulte Field House, South Stadium, and Schulte Field House Annex. This has resulted in programs that have outgrown the available existing space and are scattered throughout several buildings in and around the stadium complex.

e. Programmatic Deficiencies

Programmatic deficiencies have developed as a result of the size constraints of the facility. Major programmatic deficiencies can be found in the strength, conditioning, and rehabilitation areas. One key example is the lack of hydrotherapy equipment and facilities within the training areas of the athletic program. This project will provide the size and type of space that is needed to add these programs.

f. Replacement Cost of Existing Facility

The replacement cost for Schulte Field House and Annex and the North Stadium Seating and Concessions was estimated at $38,756,000. This figure was obtained from the Facilities Management Information Report, dated December 31, 2002.

6. Facility Requirements and the Impact of the Proposed Project

a. Functions/Purpose of the Proposed Program
   1) Activity Identification and Analysis

Table 3: Space Analysis

The program spaces and areas that follow are organized by where they are anticipated to be located in the project. To that end, the Space Analysis also provides insights into adjacency requirements. The net areas are listed as:

Existing Area. The existing area of the program function. This could occur in any one or combination of locations within the Stadium Complex. In some cases the precise space assignment cannot be determined since the function may be located in a multipurpose area.

Within Schulte. If listed in this column, the program function is anticipated to occur within the existing Schulte Field House envelope.

New Construction. If listed in this column, the program function is anticipated to occur outside of the existing Schulte Field House envelope. This could be above or adjacent to the existing envelope or elsewhere in the project.

Space Class.	Function	Existing Area nsf	Within Schulte nsf	New Const nsf
	PERFORMANCE LEVEL:			
	Strength Center			
310	Strength Center Director & Coach Office Suite (2 @ 160 sf)*	371	320	
350	Library/Conference Room	0	65	
315	Graduate Assistant Work Area*	121	200	
315	Student Work Area	0	75	
220	2-Lane Circuit Area	3,000	1,000	
520	Free Weight Lifting Area	6,620	9,000	
520	60 yard Running Lanes (2 @ 1,000)	0	2,000	
520	Walk Lane	0	780	
520	Turf Testing/Agility/Mobility Area	901	2,400	
520	Bio-Mechanical Equipment	0	300	
520	Reconditioning	1,471	1,000	
690	Athlete Restrooms (2 @ 100 sf)	0	200	
	Area Subtotal	**12,844**	**17,700**	
	Athletic Medicine			
310	Staff/Consultants Offices (6 @ 120 sf)&	0	720	
310	Graduate Assistant Work Areas (2 @ 50)*	0	100	
315	Student Worker Coat Room	0	50	

Space Class.	Function	Existing Area nsf	Within Schulte nsf	New Const nsf
315	Athlete Coat Area	0	50	
350	Shared Conference	360	300	
520	Rehabilitation Equipment	1,600	1,500	
520	Hydrotherapy Pool (15' w x 60' l)	340	1,800	
520	Resistance Therapy Pool	0	400	
520	Polar and Thermal Plunge Tanks	0	660	
520	Upper and Lower Limb Tank Area (4)	0	120	
520	Ice Machines (2)	0	60	
520	X-ray Room including Film Processing Room	0	300	
520	Orthotic/Mouthpiece Fabrication Lab	0	100	
520	Brace Workshop	0	120	
520	Changing Rooms (2 @ 120 sf)	0	240	
520	Drug Testing with Toilet and Sink	0	100	
520	Physical Therapy	1,200	1,200	
520	Massage Therapy	0	100	
310	Nutrition Office*	0	100	
730	Secure Storage	0	100	
730	Biohazard Storage	0	36	
XXX	Interconnecting Stairway to above	0	200	
	Area Subtotal	**3,500**	**8,356**	
	Shared Areas			
	Receptionist*	0	0	100
	Area Subtotal	**0**	**0**	100
	PERFORMANCE LEVEL TOTAL	**16,344**	**26,056**	**100**
	FIELD LEVEL:			
	Performance & Facilities			
310	Associate Athletic Director Office*	328	225	
310	Video Storage	180	50	
310	Facilities Director & Assist Director Office Suite*	320	340	
310	Facilities Design Office*	0	160	
310	Secretary Office/ Work Area*	464	320	
315	Associate Athletic Director Conference, Storage*	190	300	
315	Plotter Room	0	100	
315	Coat Closet	50	50	

Space Class.	Function	Existing Area nsf	Within Schulte nsf	New Const nsf
730	Office Storage	200	200	
730	Product & T-Shirt Storage	100	100	
	Area Subtotal	**1,832**	**1,845**	
	Shared Areas			
310	Receptionist*	0	100	
350	Conference Room	319	500	
690	Staff Locker Room	0	400	
	Area Subtotal	**319**	**1,000**	
	Athletic Medicine			
310	Director and Assistant Director Office Suite*	200	405	
310	Football Training Office*	0	160	
310	Secretary*	64	120	
315	Athlete Coat Area	0	50	
315	Secretary Work Area/ Copy Room	0	150	
315	Waiting Area	0	200	
520	Exam Room 1	0	100	
520	Exam Room 2	0	120	
520	Exam Room 3	0	120	
520	Mini E.R./Procedure Room	0	200	
520	Pharmacy	92	120	
520	Taping and First Aid	700	600	
510	Nutritional Supplement Distribution	0	50	
730	Office Storage and Medical Records	116	200	
XXX	Interconnecting Stairway	-	200	
	Area Subtotal	**1,172**	**2,795**	
	Equipment			
310	Equipment Manager Staff Offices (4)*	120	400	
310	Footwear Staff Office	120	120	
520	Equipment Room	3,515	1,500	
520	Laundry	**	500	
690	Locker Room	**	100	
730	Equipment Storage	**	500	

Space Class.	Function	Existing Area nsf	Within Schulte nsf	New Const nsf
	Area Subtotal	**3,755**	**3,120**	
	Football Locker Room			
520	Toilets/Showers/Recovery Pool	**	2,000	
650	Players' Lounge	**	1,000	
690	Locker and Half-time Meeting Room (140)	**	6,000	
	Area Subtotal	**5,420**	**9,000**	
	FIELD LEVEL TOTAL	**12,498**	**17,760**	
	FOOTBALL OFFICE LEVEL:			
	Football Coach's Offices			
310	Head Coach Office Suite*	541	750	
310	Receptionist*	0	100	
310	Secretary to Head Coach*	115	120	
310	Director of Football Operations/Conference area*	201	225	
310	Offensive Coordinator Office/Team Meeting Room*	445	450	
310	Defensive Coordinator Office/Team Meeting Room*	155	300	
310	Receivers Coach Office/Team Meeting Room*	155	300	
310	Tight Ends Coach/Recruiting Office/Team Meeting Room*	152	300	
310	Running Backs Coach Office/Team Meeting Room*	466	450	
310	Defensive Line Coach Office/Team Meeting Room*	419	450	
310	Defensive Linebackers Coach Office/Team Meeting Room*	442	450	
310	Defensive Backs Coach Office Team Meeting Room*	422	450	
310	Quarterbacks Coach Office/Team Meeting Room*	171	300	
310	Graduate Assistants Office Area*	148	200	
310	Recruiting Office/Conference Room*	177	300	
310	Secretarial Work Area	150	200	
315	Video Operations	482	600	
315	Workroom	154	300	
315	Coat Closet	50	50	
350	Victory Conference Room	663	1,000	
350	Game Day Experience Room	0	300	
520	Trophy Display	0	-	600
680	Auditorium	1,974	5,000	
690	Football Coaches Locker Room	1,000	1,079	
730	General Storage	0	700	
730	Office Storage	135	200	

XXX	Custodial	38	100	
Space Class.	**Function**	**Existing Area nsf**	**Within Schulte nsf**	**New Const nsf**
XXX	Staff Men's Restroom	700	300	
XXX	Staff Women's Restroom	450	200	
	Area Subtotal	**9,805**	**15,174**	
	Computer Services			
310	Computer Services Support Space	400	1,200	
350	Conference Room	0	300	
	Area Subtotal	**400**	**1,500**	
	FOOTBALL OFFICE LEVEL TOTAL	**10,205**	**16,674**	**600**
	ATHLETIC DEPARTMENT ADMINISTRATIVE LEVEL:			
	Marketing			
310	Marketing Staff Offices Suite (2)*	215		610
310	Marketing Secretary Workstation*	48		64
310	Marketing Interns *	675		200
315	Marketing Student Assistants Work Area	0		200
	Area Subtotal	**938**		**1,074**
	Development			
310	Development Staff Office Suite*	376		765
	Development Secretary Workstation*	48		64
	Development Student Assistants Work Area*	150		200
	Development Intern**s***	0		200
	Area Subtotal	**574**		**1,229**
	Licensing			
310	Director of Licensing Office*	154		160
310	Licensing Assistant Workstation*	48		64
	Area Subtotal	**202**		**224**
	Sports Information			
310	Sports Information Staff Office Suite*	161		585
310	Support Staff Workstations*	1,625		1,500
315	Copy/Workroom	270		600

	Area Subtotal	**2,056**		**2,685**
Space Class.	**Function**	**Existing Area nsf**	**Within Schulte nsf**	**New Const nsf**
	Business and Human Resources			
310	Business Staff Office Suite*	324		610
310	Accountant Office Suite*	330		480
310	Support Staff Workstations*	1,400		1,200
	Area Subtotal	**2,054**		**2,290**
	Athletic Administration			
310	Athletic Administration Office Suite*	546		675
	Area Subtotal	**546**		**675**
	Events			
310	Events Staff Office Suite*	314		465
310	Support Staff Workstations*	336		400
	Area Subtotal	**650**		**865**
	Shared Area			
310	Receptionist*	0		100
350	Conference Room 1	0		350
350	Conference Room 2	0		350
350	Conference Room 3	0		800
315	Atrium to Executive Level Above	0		800
315	Copy/Workroom	0		400
XXX	Staff Men's Restroom	0		300
XXX	Staff Women's Restroom	0		300
790	Store Room	0		720
650	Athletic Department Break Room	0		1,000
	Area Subtotal	**0**		**5,120**
	ATHLETIC DEPT ADMIN LEVEL TOTAL	**7.020**		**14,162**
	EXECUTIVE/CONCOURSE LEVEL:			
	Athletic Director Office			
310	Athletic Director Office Suite*	**		960
310	Athletic Director Support Staff Offices (3)*	**		700
315	Copy/Workroom	**		300
315	Atrium to Administrative Level Below	-		800

315	Reception/Lobby/ Waiting	**		750
Space Class.	**Function**	**Existing Area nsf**	**Within Schulte nsf**	**New Const nsf**
350	Athletic Director Conference /Viewing Area	**		1,925
350	Spare Office/ Small Conference Room	0		300
350	Multi-Purpose Room 1	0		960
350	Multi-Purpose Room 2	0		960
	Area Subtotal	**0**		**7,655**
	Stadium Concourse			
XXX	Concessions			TBD
XXX	Restrooms			TBD
XXX	Lobby/Concourse			TBD
XXX	Stairways			TBD
	Area Subtotal	**0**		**TBD**
	EXECUTIVE/CONCOURSE LEVEL TOTAL	**0**		**7,655**
	INDOOR FIELD HOUSE LEVEL 1:			
	Practice Field			
520	Football Field	0		80,000
	Area Subtotal	0		***80,000***
	2-Story Volumes			
315	Entrance/Lobby/Reception/Security	0		3,200
520	Auditorium/Gymnasium	0		8,000
520	Racquetball/Medicine Ball Training	7,200		800
520	Sand Pit Training Area	0		800
520	Incline Training Ramp	0		400
	Area Subtotal	**7,200**		**13,200**
	Support			
520	Athletic Training Area	0		500
630	Concessions	0		300
690	Soccer Team Locker Room	0		1,500
690	Visiting Team Locker Rooms (2)	0		3,000
690	Male Student Locker Room	0		1,000
690	Female Student Locker Room	0		750
730	Football/Soccer Practice Equipment Storage	0		500

730	Electronic Timing Equipment Storage Room	100		100
Space Class.	**Function**	**Existing Area nsf**	**Within Schulte nsf**	**New Const nsf**
730	Video Equipment Storage Room	25		200
730	Chair/Table Storage	600		600
730	Weighted Vest Storage	0		100
730	Receiving/Storage	0		2,400
XXX	Public Men's Restroom	0		500
XXX	Public Women's Restroom	0		500
	Area Subtotal	**725**		**11,950**
	INDOOR FIELD HOUSE LEVEL 1 TOTAL	**7,925**		**105,150**
	INDOOR FIELD HOUSE LEVEL 2:			
	Support			
610	Public Observation Area	0		950
310	Soccer Office*	0		2,000
520	Exercise Room	0		4,000
690	Male Staff Locker Room	0		2,500
690	Female Staff Locker Room	0		2,500
	Area Subtotal	**0**		**11,950**
	INDOOR FIELD HOUSE LEVEL 2 TOTAL	0		***11,950***
	EAST STADIUM REMODEL:			
730	Sectioned General Storage	0		10,800
730	Support Vehicle Storage	0		4,800
730	Tool Storage/Maintenance Repair Room and Paint Booth	300		4,800
730	Concession Storage	0		2,400
690	Visiting Team Locker Room	0		2,800
730	Red Cross Game Day Room	**		1,400
	EAST STADIUM REMODEL TOTAL	**300**		**27,000**
	OTHER:			
	Indoor Field House Connector			**TBD**
	West Stadium Concourse Level Connector			**TBD**
	West Stadium Sky Box Level Connector			**TBD**
	OTHER TOTAL			**TBD**

	TOTAL	**54,292**	**60,490**	**166,617**

NOTES FOR TABLE 3
* Current staff or contracted positions
** Currently located in multipurpose space
TBD Size of area to be determined during the design phase of the project

Table 4: Room Use Category Summary

Category	Room Use	NASF
100	Classroom Facilities	0
200	Laboratory Facilities	0
300	Office Facilities	40,982
400	Study Facilities	0
500	Special Use Facilities	123,940
600	General Use Facilities	30,079
700	Supporting Facilities	29,506
	Total Net Assignable Square Feet*	**224,507**

*With non-assignable spaces labeled XXX on Table the total is 227,107 sf

2) Projected Occupancy/Use Levels
Not applicable

b. Space Requirements

1) Square Footage by Individual Areas and/or Functions: Refer to Table 3 Space Analysis

2) Basis for Square Footage/Planning Parameters.

Detailed space analyses were prepared with input from UNL Athletics and user groups and UNL Facilities Management and Planning staff.

Detailed room data sheets will be prepared listing room size, adjacency requirements, materials, architectural and technical requirements, furnishings, and equipment for use by the design/build team.

c. Impact of the Proposed Project on Existing Space

1) Reutilization and Functions

After completion of the project, approximately 19,000 net assignable square feet of office space in the South Stadium Office Building will be made available for research space for the Department of Computer Science and Engineering.

The lower level of South Stadium Office Building, containing lockers and storage, will be reused as visiting team lockers and showers.

The field level of West Stadium will contain additional space available for expansion of the Training Table, Nutrition Department, academic areas, and a Hall of Fame/Museum.

The Schulte Field House will be totally renovated and expanded and North Stadium expanded with additional seating, fan amenities, circulation, concessions, and restrooms.

The field level of East Stadium, currently with a dirt floor, will be finished with concrete and subdivided for additional Athletic Department storage. Lighting and, in some cases, thermal conditioning will be added and the existing locker room will be expanded.

2) Demolition

The project includes the demolition of the Schulte Field House Annex (12,624), Beltzer Baseball Stadium (1,405 gsf), and the Foreburger Building (1,202 gsf). The Baumann Building (4,134 gsf) is located on the site of the indoor practice facility. It may also be demolished to make way for the new indoor practice facility.

7. Analysis of Equipment Requirements

a. List of Available Equipment for Re-use

Some of the office furniture and equipment currently located in existing facilities will be reused when possible. A detailed list of existing furniture and equipment to be reused will be developed during the design phase and may include the following items:

- Strength and conditioning equipment
- Training equipment
- Equipment storage equipment
- Practice equipment

b. Additional Equipment

1) Fixed Equipment
A detailed list will be available during the design phase of the project.

2) Movable Equipment
A detailed list will be available during the design phase of the project.

3) Special or Technical Equipment
A detailed list will be available during the design phase of the project.

8. Minimum Design Requirements

a. Construction/Structural Design Considerations

Construction will comply with UNL Design Guidelines for Facilities Construction and all applicable building codes and life safety codes.

The design of the building should refer to the concepts and intent of the UNL Campus Design Guidelines. Color of materials used in construction should be consistent with the context of the sector. Primary building materials should be brick, stone, and precast concrete compatible in color, size, and texture.

- New construction considerations for Schulte Field House

There are several key structural issues for the design team to consider. These issues are as follows:

The existing roof is to remain at the north half of the building: It is anticipated that, due to conflicts with new construction, the south half of the existing roof plate girders will be demolished. The remaining north half must be supported by the new construction. Differential vertical and lateral movements between the existing roof and the new supporting structure shall be considered. The capacity of purlins and decking in new drifting snow zones shall be considered. The condition and diaphragm capacity of wood decking, if it remains, shall be verified.

The existing tall walls at the north ¼ of the building: These walls will have an increased span height, and new retained soil loading due to the new lower slab-on-grade elevation.

The existing exterior masonry walls at the south ¾ of the building: The capacity of the walls to support the additional height of the new wall and new structure shall be considered. The capacity of unreinforced masonry to resist wind and seismic loads specified in the current building code shall also be considered, as well as the capacity of unreinforced masonry to support additional lateral loads.

The capacity of the continuous footings to support the additional height of the new walls shall be considered. Foundation underpinning may be required. It is anticipated that the existing column foundations will not be adequate to support the new floors and stadium seating. Integration of the new structure without conflicts with existing wall, floor, and foundation structure shall be considered.

The new lower slab-on-grade elevation will cause increased span height and retained soil loading for the existing basement foundation walls. The basement walls may not have adequate capacity for this change and may require strengthening.

New stadium seating: Precast stadium seating units similar to the existing North Stadium units shall be assumed. However, crane access due to existing construction shall be considered in the determination of materials to be used.

New support structure: It is anticipated that cast-in-place concrete construction will be required due to the combination of durability, fire resistance, lack of crane access, load capacity, and integration of the new structure with the existing cast-in-place structure.

New foundations: It is anticipated that pile foundations will be required to accommodate the loads of the new construction. The low head height for installation of piling under existing first level floor shall be considered.

Lateral bracing of new structure: Integration of new structure in the south half of the existing building for support of the new upper floors and stadium seating may impart lateral wind and seismic loads to the existing structure. The capacity of the existing structure to resist these loads shall be considered.

It is anticipated that the open floor plan required will limit the use of vertical truss bracing and shear walls. The large columns and beams that will be required for support of the stadium seating as well as the use of cast-in-place concrete construction may make moment frames practical.

- New construction considerations at the existing North Stadium

  There are some significant structural issues for the design team to consider. These issues are as follows:

  Code Conformance: The existing structure was built in 1965 prior to the requirement for seismic design considerations. Because of the height and weight of the structure, seismic design loads are probably more critical than the wind loads for which the structure was designed. Special seismic reinforcing required in the current Building Code is probably not present in the existing structure. These code conformance issues may preclude the use of the existing structure to support any new structure or any new loads. Modifications to the existing structure may require the entire structure to be brought into conformance with the current Building Code.

  Interaction with independent new structure: Adequate separation to accommodate differential movements between the new construction and the existing North Stadium shall be considered.

- Design considerations for the new Indoor Field

  Description: The Indoor Field will be approximately 200 ft. by 400 ft. with 85 ft. clear to the bottom of the roof structure. The structure will be similar to Cook Pavilion, but approximately 15 ft. taller. The roof structure will be a clear span steel structure. The east wall will have overhead doors along its entire length to provide access to an adjacent practice field. The west wall opens to a two-story support area that wraps around the south half of the building. An enclosed loading dock is located at the north wall. The building will have brick veneer cladding.

  Key structural design issues: The lateral design for wind and seismic loads shall accommodate the openings in the east, west, and south walls. In addition, the drift of the building frame and deflection of the wall elements shall be controlled to prevent cracking of the brick facade. The use of concrete masonry wall construction and precast concrete hollow core slabs for the supported floor and roof is anticipated at the locker room areas for durability.

b. Heating, Cooling, Plumbing, and Security Systems

General System Conformance/Design Criteria

The mechanical HVAC, plumbing, and fire protection systems will conform to currently adopted editions of the following Codes and Standards:

a) 2000 International Plumbing Code
b) 2000 International Building Code
c) 1997 Uniform Mechanical Code
d) NFPA Standards
e) Lincoln Public Works Standards
f) FM Global
g) 1997 Life Safety Code
h) UNL Design Guidelines for Facilities Construction

HVAC Systems

Schulte Field House. The Schulte Field House will be served by two (2) 72,500 cfm facility-built, custom indoor air-handling units. Building air distribution will be through medium pressure supply ductwork. Return air will be ducted between floors and within floors where necessary for isolation/security of spaces/suites. In general the ceiling plenum will be used as return air path.

Air distribution will be designed with attention to acoustic privacy and for optimum airflow performance. The air distribution system will include variable air volume (VAV) boxes with propylene glycol water heating coils installed downstream of boxes.

A glycol hot water perimeter heating system will be installed to serve any rooms with weather-exposed glass. The heating system will generally be finned tube radiation. However, radiant hot water heating panels may be appropriate for high bay activity areas or view gallery areas where wall or pedestal finned tube might be a distraction or impediment.

Cabinet unit heaters will be provided for main entrance vestibules. Where entry doors open to the space without vestibule barriers, air curtains with hot water coils will be used.

Occupant controlled exhaust will be provided for assembly areas such as team meeting rooms to provide greater air turnover when in use.

Duplex chilled water pumps will be provided to boost water pressure from the campus loop. These pumps will be controlled by variable speed drives furnished by UNL. Chilled water will be supplied at 45°F with 10° design temperature rise.

Indoor Practice Facility. The practice field will be served by two (2) HVAC systems. A low intensity, gas-fired infrared system will provide general heat. A separate air turnover HVAC system will provide ventilation, air conditioning, and heating to supplement the infrared heating system. The systems will be selected to create air circulation movement to reduce stratification and provide even temperature distribution throughout the building.

The balance of the indoor custom built air-handling unit with components similar to the Schulte Field House units. Finned tube radiation will be provided under all windows. Exhaust ventilation will be provided for all locker/toilet/dressing areas. Supplemental user controlled exhaust ventilation will be provided for high activity areas when in use.

The sky bridge will be conditioned with blower coil heating/cooling units mounted above the ceiling.

East Stadium – Lower Level. Storage areas will be heated and ventilated (not cooled). Office/personnel areas within the renovated space will be conditioned with a modular air-handling unit with VAV box heating/cooling.

Plumbing Systems

Sanitary drainage will be gravity flow except the lower level that will be served by a duplex sewage pump due to flow line of main sewer. This sewage pump will also serve east stadium. Water service will enter the west side of the field house. Two backflow preventers will protect the water service. A separate water service will supply the indoor practice facility.

Triplex water pressure booster pumps will distribute cold and hot water to the Schulte Complex. Water heaters will be semi-instantaneous steam-to-water.

Three heaters will be provided, each sized to carry 50% of the hot water demand. A 200-gallon accumulator tank will be provided with tank-to-heater circulation to meet fill demands of laundry and hydrotherapy equipment. The heaters will also serve the indoor practice facility with hot water piped through the sky bridge. A separate circulating pump will be provided for the indoor practice facility. A duplex water softener system will be provided to serve only the water heaters.

Security Systems

The Security Access System will provide access control to the new Field House facility and the North Stadium Addition through the use of combination proximity card and biometric readers located on all doors, elevators, and restricted access areas leading into the new facilities. The proximity cards will be utilized for visitors allowing limited access to areas predetermined by the Owner. The visitor cards will be self-deactivating after a period of 12 hours. Staff and student/athletes will utilize the biometric fingerprint reader to gain access to the offices, athlete's lounge, training, and locker room areas. The system will operate on the building IP-based network and will be provided with a PC based Control Station where programming of access cards and system changes can be accomplished in real time.

The access system will interface with each locker in the locker room to provide security and access. A biometric fingerprint reader will be placed at each locker to provide personalized access to the locker system. Upon reading the fingerprint, the system will verify and authorize access and release the locking mechanism on the locker.

The doors at the main lobby, perimeter doors at ground level, and selected doors within the facilities will be equipped with CCTV cameras, in addition to the access readers to provide an additional level of security. Cameras will connect to a digital video recorder and monitors located at the front lobby security desk.

c. Historic and Architectural Significance

Although not listed or registered as a nationally significant historical structure, Schulte Field House is a campus and city landmark. The renovation to the Schulte Field House will preserve the historic facades and character defining features of the Field House. The design of the renovated and expanded Field House will be sensitive to the appearance of the structure and its place in UNL tradition.

One element of the existing Schulte Field House façade that bears changing are the masonry "UN" emblems located on the curved northeast and northwest corners. The Athletic Department would like to see these emblems removed and replaced by salvaged matching brick masonry or masked by a new applied design element.

d. Artwork

The project is not funded by state appropriations and the 1% for Art requirement is not applicable.

e. Phasing

It is anticipated that this project will be completed in phases due to its complexity and the need for construction and facility availability to overlap with the football schedule. The top two priorities for the scheduling and phasing of the project are: 1) that the seating in the new North Stadium Balcony is available for occupancy and usage, including approved access and egress, for the first home game of the 2005 football season, and 2) that the new indoor practice field is enclosed and available for occupancy and usage as soon as possible, but definitely before the existing Schulte Field House Annex is demolished. The remainder of the Tom & Nancy Osborne Athletic Complex and the Indoor Field House must be completed by January 2006.

Because this aggressive schedule may be more costly, the Request for Proposal will include an alternate allowing for completion by July 2006. The Athletic Department will then compare the advantages and disadvantages of delaying the completion date.

The design/build team will develop a more specific phasing schedule that will allow the Athletic Department to continue to use the facilities to the extent possible. The schedule will be based on the following considerations:

- The concrete floor should be installed in the lower level of the East Stadium immediately in order to move items stored in the Schulte Field House.
- The visiting teams needs to use a locker room during the football season (August – November). Since the final area in the South Stadium Office Building will not be available until after the Osborne Complex is complete, an existing locker room in the East Stadium must be renovated and expanded for temporary use by visiting teams during the football season.
- In order to have an indoor training space available during construction, the Athletic Department would like the contractor to complete the shell of the Indoor Fieldhouse before the Schulte Field House Annex is demolished. Since the exiting for the new seats will occur on the site of the Schulte Field House Annex, the construction of the shell is a top priority.
- The additional seats in the new North Stadium Balcony must be available for use by the first game in August 2005.
- The sound system in the North Stadium must function in some location for the 2004 and 2005 football seasons.
- The relocation of the shot put and pole vault areas on the east edge of the Osborne Complex must be scheduled to allow use during the outdoor track season.

f. Future Expansion

The Athletic Department will explore the expansion of the East and South Stadium areas at a future date.

9. Project Budget and Fiscal Impact

a. Cost Estimate Criteria

1) Standards, Comparisons, and Sources Used to Develop the Estimated Cost.

The project cost estimate was developed by Bruce Anderson, Cost Consultant, and analyzed/verified by The Tempest Co. and UNL Facilities Management.

2) The Year and Month on Which the Estimates are Made and the Inflation Factors Used.

The estimate was prepared in December 2003 and was escalated at 2.5% per year to a mid-point of construction date of March 2005.

3) Gross and Net Square Foot Analysis.

Gross Square Feet	GSF	*313,000
Net Assignable Square Feet	NASF	224,507

*The estimated Total Gross Area does not include the area of the new North Stadium Balcony Seating, North Stadium Scoreboard Housing, the exterior North Stadium Concourse, North Stadium vertical circulation elements, Cook Pavilion Tunnel Connector alternate and the existing East Stadium Tunnel.

4) Total Project Cost per Gross Square Foot $159.74

5) Construction Cost per Gross Square Foot $140.11

b. Project Cost

1)	Project Budget Detail			
	a) General		$38,253,424	
	b) Energy Management/Fire Alarm		921,760	
	c) Card Access System		40,000	
	d) Asbestos Abatement		100,000	
	e) Landscaping (including equipment)		133,000	
	f) Contingency		3,934,816	
	g) Chiller		470,000	
	Total Construction Costs:			$43,853,000
2)	Professional Fees			
	a) Architect/Engineer Basic Service Fee		$2,589,000	
	b) Project Management Services		342,000	
	c) Construction Inspection		228,000	
	Total:			$3,159,000
3)	Movable Equipment			2,000,000
4)	Special and Technical Equipment			0
5)	Land Acquisition			0
6)	Artwork			0
7)	Code Reviews, Testing & Misc. Expenses			
	a) Insurance:	*Standard Insurance*	$52,624	
	b) State Fire Marshal Plan Review		500	

c)	Handicap Accessibility Review	250	
d)	UBC Inspection Fee	104,000	
e)	A/E Reimbursables	50,000	
f)	Design Review Board Fees	10,000	
g)	Keying of Doors	5,625	
h)	Interior Signage	60,000	
i)	Telecommunications	140,000	
j)	Geotechnical Testing	43,696	
k)	Estimating Consulting Fee	45,000	
l)	Programming	99,500	
m)	Survey	22,000	
n)	Specialty Consultant	150,000	
o)	Rendering	19,109	
p)	Special Testing	150,000	
q)	Printing, Advertising & Mailing	30,000	
r)	Other Costs (Set-up, Clean-up & Etc.)	5,696	
	Total:		988,000
	Total Non-Construction Costs		6,147,000
Total Project Costs:			$50,000,000

c. Fiscal Impact Based Upon First Full Year of Operation Including Proposed Funding Sources and Percentage of Each

1)	Estimated Additional Operational and Maintenance Costs per Year (included in the FY 04 Budget)	$750,000
2)	Estimated Additional Programmatic Costs per Year	N/A
3)	Applicable Building Renewal Assessment Charges	N/A

10. Funding Information

a. Total Funds Required $50,000,000

b. Project Funding Sources with Amounts and/or Percentage of Each

This project will be funded by a combination of Revenue bonds and Private Donations. The amounts and/or percentages that each of these sources will contribute to the project is being determined.

c. Fiscal Year Expenditures for Project Duration

FY 2003-04	$5,420,547
FY 2004-05	$21,415,220
FY 2005-06	$23,164,233

11. Time Line

a.	Project Review Board approves Program Statement	December 9, 2003
b.	Request for Proposals available	December 12, 2003
c.	Program Statement Board of Regents approval	January 17, 2004
d.	Design/Build firm selected	January 2004
e.	Project Review Board Approves Schematic Design	April 2004
f.	Start of construction	May 2004
g.	North Stadium Balcony occupied	August 2005
h.	Substantial completion of total project	January 2006*

*Alternate date – July 2006

12. Higher Education Supplement

a. CCPE Review

Will not be required.

b. Method of Contracting

The project delivery method will utilize a design-build contract. This method was selected because it allows the project to be on a fast track schedule. The design-build team will be able to start some construction activities before the design for the entire project is complete

C. FOR INFORMATION ONLY

None.

D. REPORTS

1. Report of Expedited Approval of the UNL Graduate Certificate in Youth Development. Addendum XI-D-1

2. Report of graduate degree program name changes in the College of Education and Human Sciences at UNL. Addendum XI-D-2

3. Report of graduate degree program name changes in the College of Medicine at UNMC. Addendum XI-D-3

4. Report on Bids and Contracts for the period ended December 11, 2003. Addendum XI-D-4

TO: The Board of Regents

Academic Affairs

MEETING DATE: January 17, 2004

SUBJECT: Expedited Approval of the University of Nebraska-Lincoln (UNL) Graduate Certificate Program in Youth Development

RECOMMENDED ACTION: Report of Expedited Approval of the UNL Graduate Certificate Program in Youth Development

PREVIOUS ACTION: None

EXPLANATION: At its July 15, 2000 meeting, the Board of Regents delegated to the President authority to give expedited approval to certain graduate certificates that were based on existing graduate degrees. Such an arrangement allows the University to respond in a timely fashion to the needs and demands of our students and Nebraska business.

The Nebraska Coordinating Commission for Postsecondary Education (NCCPE) has agreed to treat such programs as reasonable extensions of existing programs, requiring no additional approval by NCCPE, although notification of its creation must be provided to the Commission.

This is a report on the approval of a Certificate Program in Youth Development as part of the Great Plains Interactive Distance Education Alliance. The courses required in this certificate program are directly related to the courses required in the Master of Science (M.S.) degree in Family and Consumer Sciences (with the recently developed specialization in Youth Development). This specialization uses courses that are delivered by a consortium of universities, including Colorado State University, Kansas State University, Michigan State University, and Montana State University. Requirements for this certificate are: 12 hours plus one hour of a foundations course, which could be taken with either Youth Practitioner I (Youth Development) or Youth Practitioner II (Program Management and Evaluation).

President Smith has approved this graduate certificate. The proposed certificate had earlier received the approval of the UNL Graduate Council and the Council of Academic Officers.

PROJECT COST: None.

SOURCE OF FUNDS: None.

APPROVAL: _____

Jay Noren
Executive Vice President and Provost

DATE: December 11, 2003

TO: The Board of Regents

Academic Affairs

MEETING DATE: January 17, 2004

SUBJECT: Graduate Degree Program Name Changes in the College of Education and Human Sciences at the University of Nebraska-Lincoln (UNL)

RECOMMENDED ACTION: Report of graduate degree program name changes in the College of Education and Human Sciences at UNL

PREVIOUS ACTION: None

EXPLANATION: At its June 7, 2003 meeting, the Board of Regents approved the merger of the UNL Teachers College and the College of Human Resources to establish the College of Education and Human Sciences.

This is a report on the name changes of a number of graduate degrees in the College of Education and Human Sciences. President Smith has approved the following name changes:

- Retitle the doctoral major of ADCI (Education: Administration Curriculum and Instruction) to Educational Studies
- Retitle the doctoral major of PCS (Education: Psychology and Cultural Studies) to Psychological Studies in Education
- Retitle the doctoral major of CHR (Education: Community and Human Resources) to Human Sciences
- Retitle the masters (M.Ed., MA, MST) major of Curriculum and Instruction to Teaching, Learning, and Teacher Education
- Retitle the Ed Specialist major (EdS) of Curriculum and Instruction to Teaching, Learning, and Teacher Education
- Retitle the MS major of Nutritional Science and Dietetics to Nutrition and Health Sciences

These proposed graduate degree name changes have received the approval of the UNL Graduate Council, the Executive Graduate Council, and the Council of Academic Officers.

PROJECT COST: None.

SOURCE OF FUNDS: None.

APPROVAL: _____

Jay Noren
Executive Vice President and Provost

DATE: December 11, 2003

Addendum XI-D-3

TO:	The Board of Regents Academic Affairs
MEETING DATE:	January 17, 2004
SUBJECT:	Graduate Degree Program Name Changes in the College of Medicine at the University of Nebraska Medical Center (UNMC)
RECOMMENDED ACTION:	Report of graduate degree program name changes in the College of Medicine at UNMC
PREVIOUS ACTION:	None
EXPLANATION:	At its April 6, 2002 meeting, the Board of Regents approved the College of Medicine's request to change the name of the Department of Cell Biology and Anatomy to the Department of Genetics, Cell Biology and Anatomy. President Smith has approved the name changes of the master (MS) and doctoral (Ph.D.) degrees from Cell Biology and Anatomy to the MS and Ph.D. degrees in Genetics, Cell Biology, and Anatomy. These proposed graduate degree name changes have received the approval of the UNMC Graduate Council, the Executive Graduate Council, and the Council of Academic Officers.
PROJECT COST:	None.
SOURCE OF FUNDS:	None.
APPROVAL:	_____ Jay Noren Executive Vice President and Provost
DATE:	December 11, 2003

Addendum XI-D-4

TO:	The Board of Regents Business Affairs
MEETING DATE:	January 17, 2004
SUBJECT:	Report of Bids and Contracts
RECOMMENDED ACTION:	Report
PREVIOUS ACTION:	None
EXPLANATION:	The attached report is a summary of bids and contracts as provided by the campuses pursuant to Section 6.4 of the *Bylaws of the Board of Regents of the University of Nebraska* for the period ended December 11, 2003. The report outlines the following: type of action; campus; description and use of the product, service, or project; funding source; approved budget amount; contract amount; contractor or vendor; and a bid review or bid explanation if the low responsible bid was not accepted.
PROJECT COST:	None
SOURCE OF FUNDS:	None
APPROVAL:	_____ David E. Lechner Vice President for Business & Finance
DATE:	December 11, 2003

University of Nebraska
Business Affairs Report - Bids & Contracts

Period Ending: December 11, 2003
Meeting Date: January 17, 2004

Type of Action	Campus	Description	Funding Source	Approved Budget Amount	Contract Amount	Contractor/ Vendor	Bid Review or Explanation
Construction Contract	UNL	University Housing. Renovation of Harper, Schramm, Smith.	Revenue Bonds	$ 24,302,000	$ 20,392,651	Ryan Companies US, Inc.	Design/Build Contractor selected in accordance with Board of Regents selection policy.
Personal Property Procurement	UNMC	Sybase Database Server Licenses for existing applications.	Operating Budget - Information Technology Services	$ 132,282	$ 132,282	Sybase, Inc.	Sole Source - only vendor capable of providing these software licenses.
	UNL	Chemistry Department. Acquisition of a Cryoprobe for enhancing the capabilities of the NMR Spectrometer.	State Aided Non-Revolving Funds	N/A	$ 248,450	Bruker Biospin, Corporation	Sole source. This vendor was chosen for its compatibility with existing equipment.