

Contact: John Nash

UNIVERSITY OF IOWA 10-YEAR MASTER PLAN

Actions Requested: Recommend the Board approve Permission to Proceed with the University of Iowa 10-Year Master Plan.

Executive Summary: The University of Iowa requests Board approval of an “umbrella” Permission to Proceed with Planning (PTP) with their 10-year Master Plan. Specifically, the 10-Year Master Plan would include multiple UI main campus facility projects and UIHC Health Care facility projects. Board approval is also requested to implement the Design Professional Selection Process and the use of Alternative Delivery Methods for each future projects within the 10-Year Master Plan.

Estimated Cost: As individual projects are developed, designed and coordinated with other master planned projects, each project would be brought back to the Board for review and approval of each project’s Schematic Design, and Project Description and Budget in accordance with Board policy. As the 10-year master plan is carried out and refined, the UI would provide regular updates for the Board.

Source of Funds: The 10-Year UI Master Plan would be funded by a variety of sources. These would include, but are not limited to, UIHC revenues, philanthropic gifts, program operating funds, Treasurer’s Temporary Investments (TTI), revenue bonds, grants and state support. Specific sources would be clearly identified for each project as Board approval is requested for Schematic Design, and Project Description and Budget.

Background: To deliver upon its mission of teaching, research/scholarship, and patient care, the University of Iowa must invest in its people and the spaces where the work is delivered. As a residential campus that has embraced the changes brought on by the pandemic, the UI is always looking ahead to continue serving the citizens of Iowa.

The UI and UIHC campuses occupy approximately 14 million square feet of space, with an average building age approaching 50 years. As communicated to the Board through the annual Facilities Governance Report, there is great operational, recruiting and fiscal risk in not attending to the care and operations of these important facilities. The University must continue to modernize, repair, renew, and in some cases, create new space or remove operationally/conditionally obsolete facilities.

Over the last five years, the UI has advanced a refinement of its campus master planning systems and taken steps to ensure a campus that is:

Appropriately renewed for modern and long-term use;

- Developed to assure its facilities align and support its program needs;
- Right-sized in order to maximize efficiency and lower operational costs; and
- Aimed at ensuring the success of the students who attend the UI, the faculty and researchers who work here, and the patients who rely on the services and expertise offered by UIHC.

A. University of Iowa Main Campus: “Renew. Right-Size. Improve.” In evaluating the age and condition of UI buildings, and in strategizing how best to accommodate current and future student success, the UI main campus portion of the UI 10-Year Master Plan would propose key projects to be coordinated and delivered over the next decade. The range of projects would respond to academic and research needs that would continue the University’s objectives of enabling success for UI students, responding to program growth in areas of high student demand, and supporting cutting-edge scholarship across many fields, all of which provide meaningful benefits to state of Iowa and the nation.

Project Summary

	<u>Date</u>	<u>Board Action</u>
University of Iowa 10-Year Master Plan	Jan. 2022	Requested
Use of the Design Professional Selection Process	Jan. 2022	Requested
Use of Alternative Delivery Methods	Jan. 2022	Requested

While the UI constructed significant buildings in the aftermath of the 2008 flood, the next 10 years of facility projects are squarely aimed at the priorities of long-term stewardship and the control/reduction of deferred maintenance backlogs. The UI has also prioritized the right-sizing of its campus. Over that last three years, the UI has removed approximately 200,000 square feet of buildings that no longer satisfy the basic needs of modern teaching and research. These efforts have eliminated tens-of-millions of dollars in deferred maintenance. As part of the UI main campus portion of the UI 10-year master plan, and through careful space and project planning, this effort would continue. The UI recognizes the important responsibility it holds in protecting campus, community and state heritage and history. Significant investments are made every year to maintain historical facilities on the UI campus, and to celebrate the important accomplishments that have happened within those buildings. But for some structures, antiquated systems, layouts and conditions cannot justify ongoing care. The UI would always carefully balance historical value with operational efficiency and functionality, while remaining effective stewards on behalf of the state of Iowa.

B. University of Iowa Health Care campus – On the UIHC campus, construction of General Hospital’s gothic towers began in 1928. Since then, UI Health Care has grown to approximately 4 million square feet and served the entire state of Iowa in life-saving and life-changing health care through patient care, medical education and biomedical research. As presented at times to the Board, UI Hospitals & Clinics is consistently at, and often above, full capacity, impacting operations and the ability to welcome and care for Iowans in need. Additionally, a majority of the UI Health Care main campus is at or approaching 50 years old. The campus is in significant need of modernization to support its academic medicine mission, both for its numerous building systems and in the way its various facilities are organized to serve patient needs, as well as for faculty, students, and staff to do clinical research and education. Over the next 10 years, a series of key patient, research, education, and modernization projects would be advanced to Schematic Design, and Project Description and Budget stages upon Board approval of this request for Permission to Proceed with Project Planning.