**Contact: John Nash**

## FACILITIES REPORT

**Committee Action Requested:** Recommend to the Board approval of the following:

1. Approve the Five-Year Capital Plans
2. Approve the Institutional Roads Program
3. Receive the Facilities Governance Report

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Part 1 of 3

## FIVE-YEAR CAPITAL PLANS

**Executive Summary:** All three universities request Board approval of the following Five-Year Capital Plans. They include the:

1. Five-Year Capital Plan for State Funds, including Capital Request for FY 2027
2. Five-Year Capital Plan for UIHC and the
3. Five-Year Capital Plan for Other Funds for UI, ISU and UNI.

Per the Board's *Policy Manual* §2.3, all three of these five-year plans require Board approval.

### 1. Five-Year Capital Plan for State Funds, including Capital Request for FY 2027

**Nursing Simulation Laboratory**

IOWA

**Statement of the Problem**

The University of Iowa College of Nursing proudly boasts the top-rated undergraduate nursing program in the United States and is a crucial partner in supplying top-notch professional nurses within the state of Iowa. At the same time, Iowa faces a persistent nursing shortage. The American Nurses Association recommends that a minimum of 80% of practicing nurses within a health care or hospital facility hold a Bachelor of Science in Nursing (BSN) degree, yet only 56% currently meet that threshold in Iowa. Additionally, a majority of Iowa health care facilities report recruitment and hiring of nurses as a significant challenge; a challenge that will continue to grow for an aging state population.

**Proposed Project Funding**

| | Appropriations | General Fund Building Renewal | Total | Status |
|---|---|---|---|---|
| FY 2027 | **$ 7,000,000** | $ 7,000,000 | $ 14,000,000 | **Requested** |
| FY 2028 | **7,000,000** | 7,000,000 | 14,000,000 | **Requested** |
| FY 2029 | **6,000,000** | 6,000,000 | 12,000,000 | **Requested** |
| FY 2030 | - | - | - | - |
| FY 2031 | - | - | - | - |
| TOTAL | $ 20,000,000 [1] | $ 20,000,000 | $ 40,000,000 | |

| Project Schedule | |
|---|---|
| Planning and Design | 9 months |
| Bidding | 3 months |
| Construction | 24 months |
| Occupancy | 2 months |
| Total | 39 months |


University of Iowa

**Annual Operating and Routine Maintenance Costs**
There would be no change in costs. These costs include utilities, routine maintenance, janitorial, supplies, security, mail, environmental, health and safety (EH&S) and property insurance.

**Annual Operating and Routine Maintenance Costs: Source of Funds**
General education fund.

**Project Description**
Efforts by and within the College of Nursing and partnering funds to expand instruction and begin to grow nursing faculty counts have helped to provide additional graduates and new nurses within the state, but this is only a fraction of what is and would be needed to care for the citizens of our state. The most pressing construction on teaching and training the next generations of skilled nurses, are the facilities and available space to do so.


The current College of Nursing building, constructed in 1971, has served the college well and in recent decades, college and donor funding have been combined to modernize notable portions of the building to meet modern teaching methods. However, despite efforts to increase student counts and annual graduation numbers within the college, the square footage of the original building has remained unchanged for 50+ years.

Changes in teaching and training of nurses demands significantly more and different spaces that can be offered within the 1971 Nursing building. With similar hands-on training needed on a continuing basis, for registered nurses working within the University of Iowa Hospitals & Clinics, space within the hospital has been reassigned and renovated to accommodate

University of Iowa, College of Nursing
looking southeast

simulation labs and experiential training stations. As the College of Nursing had no space for such a growing educational need, UIHC has shared their space with them. This has long-created significant challenges for both. The undersized spaces face continued scheduling conflicts and overlaps.

Additionally, College of Nursing teaching needs, for less experienced students call for different types of equipment and class-setting layouts. Nursing works to cope with the differences out of necessity. Space shortages, timing conflicts and equipment need differences, combined with the distance of the hospital facilities from the College of Nursing building and all other teaching/learning space for Nursing students makes the challenges notable, and the impact to current and future graduate pipelines a significant and long-standing detriment to care of Iowans.

In partnering with the State of Iowa to share equally in providing critically needed simulation training and experiential learning spaces, and related support functions, the #1-rated UI College of Nursing would physically expand for the first time in over half-a-century, and in doing so, continue the college's drive to teach, train and graduate more nurses.

The additional space and functions of the proposed State-appropriated project is estimated to increase the number of UI Nursing graduates by 65 per year. This increase would prove to be difference-making to the citizens of Iowa and those needing the care of highly skilled nurse professionals.

The specific site and building design details would be advanced in concert with this partnership and delivered to completion within a 3-year period.

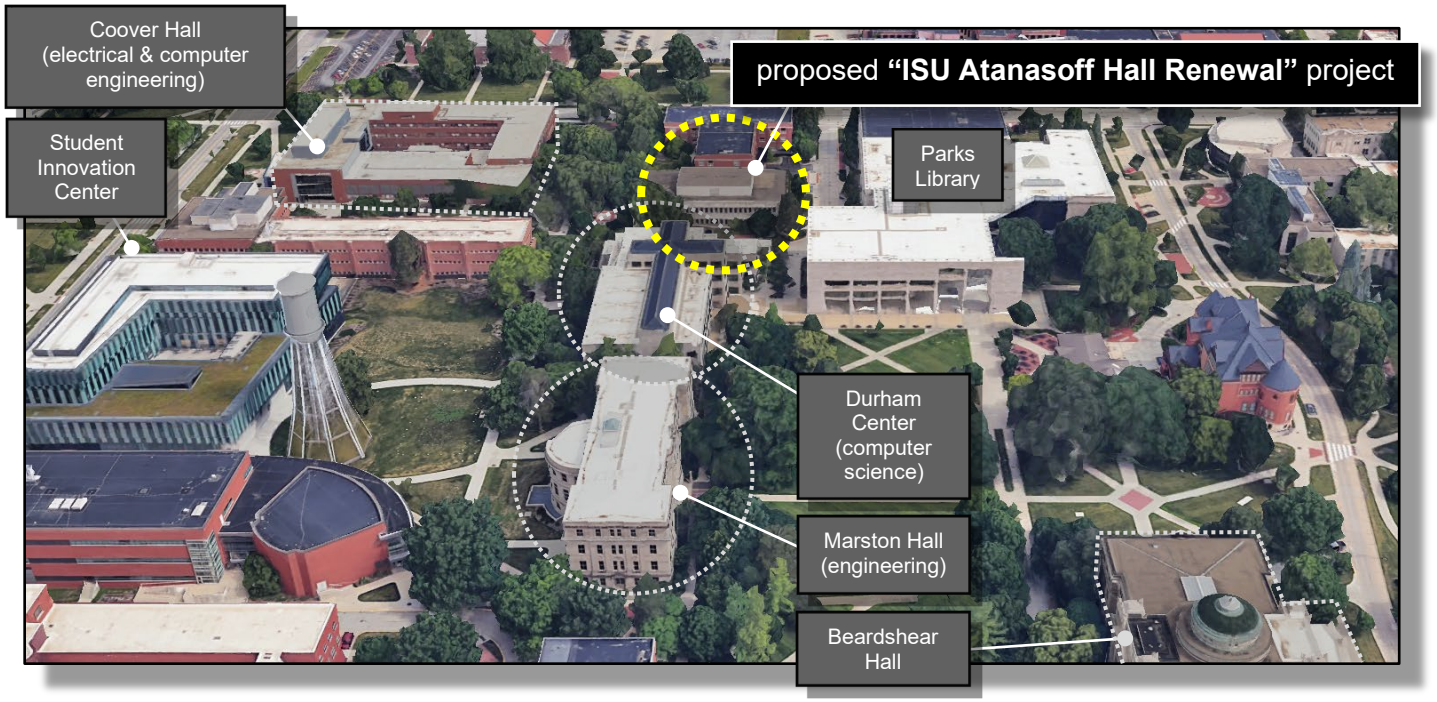
Design details and finalized budget figures would be reviewed with and approved by the Iowa Board of regents, on behalf of the State.

## Atanasoff Hall Renewal

IOWA STATE UNIVERSITY

### Statement of the Problem

Iowa State University has critical deferred maintenance needs in many buildings across campus. Four of the highest priority buildings include Atanasoff Hall ($7 million), Gilman Hall ($50.5 million), Town Engineering ($20 million) and the College of Design ($23.2 million).




Iowa State University
west side of Central Campus, looking north

While all facilities are necessary to meet the University's vision to advance the land-grant ideals of putting science, technology and human creativity to work, the University is prioritizing Atanasoff Hall in this request for state funding.

**Proposed Project Funding**

| | Appropriation | Gifts | Total | Status |
|---|---|---|---|---|
| **FY 2027** | **$ 3,000,000** | $ 2,000,000 | $ 5,000,000 | **Requested** |
| **FY 2028** | **5,000,000** | 5,000,000 | 10,000,000 | **Requested** |
| FY 2029 | | 6,000,000 | 6,000,000 | - |
| FY 2030 | | 6,000,000 | 6,000,000 | - |
| FY 2031 | | 6,000,000 | 6,000,000 | - |
| TOTAL | $ 8,000,000 | $ 25,000,000 | $ 33,000,000 | |

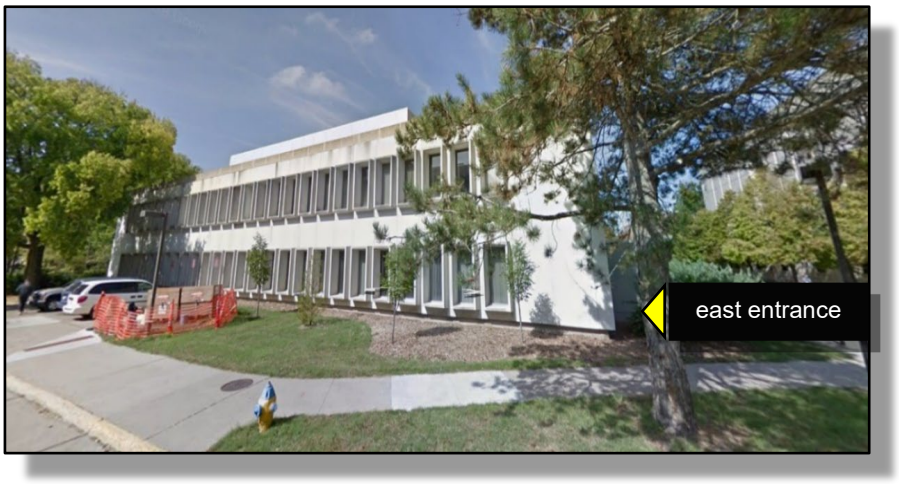
**Project Schedule**

| | |
|---|---|
| Planning and Design | 26 months |
| Bidding | 2 months |
| Construction | 30 months |
| Occupancy | 2 months |
| Total | 60 months |

**Annual Operating and Routine Maintenance Costs**
There would be no change in costs. These costs include utilities, routine maintenance, janitorial, supplies, security, mail, Environmental, Health and Safety (EH&S) and property insurance.

**Annual Operating and Routine Maintenance Costs: Source of Funds**
ISU College of Liberal Arts and Sciences (LAS)

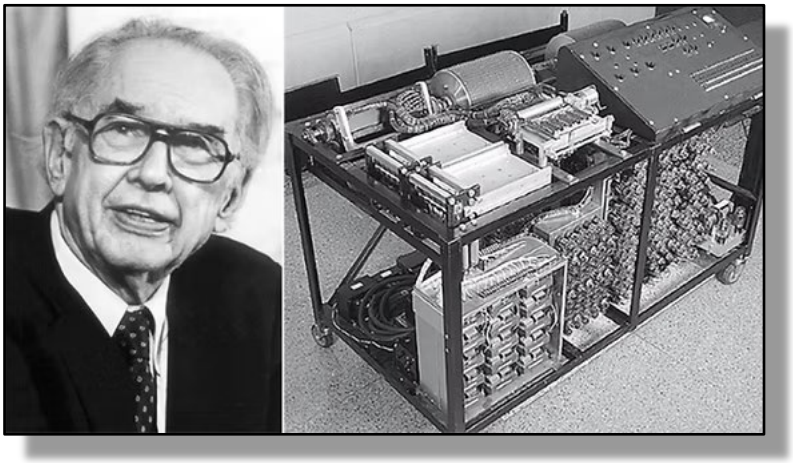
**Project Description**
Atanasoff Hall, built in 1969 when ISU's Department of Computer Science was established, has not undergone a comprehensive renovation since then, and most building systems are original. The building's labs and offices are cramped and outdated. Addressing the deferred maintenance is a requirement for the renewal of Atanasoff.



looking northwest toward Atanasoff Hall

A complete renovation of Atanasoff Hall is essential to provide the Department of Computer Science with modern teaching, research and administrative facilities. In an environment where universities nationwide and globally compete to attract the best students and faculty, updated facilities are crucial.

Computer science is one of ISU's largest majors, nearly tripling in size over the last decade. As of Fall 2024, 877 undergraduate and 219 graduate students are enrolled. The Department of Computer Science recently introduced programs in artificial intelligence at both the undergraduate and graduate levels. Students from engineering, business, architecture and the sciences all benefit from courses taught by the department.


In 1988, ISU's Atanasoff Hall was named for John Vincent Atanasoff (left), who is recognized as the inventor of the digital computer alongside graduate student Clifford Berry. Invented in 1942, the "Atanasoff-Berry Computer" (right) weighed 700 pounds.

Additionally, computer science courses are increasingly becoming requirements for majors across various programs on campus. To meet growing demands, the department has expanded its faculty, including both tenure-track and teaching positions. Faculty research spans areas such as artificial intelligence, dependable data science, and robotics. In addition to its focus on artificial

intelligence, dependable data science, and robotics, the Computer Science Department jointly administers the Software Engineering program with the College of Engineering.

The current state of Atanasoff Hall - with deferred maintenance and high annualized maintenance costs - poses challenges. Renovating the building is necessary and critical for attracting top students and faculty. It is worth noting that competing universities are actively investing in similar facilities, emphasizing the importance of this project.

The renovation project would yield significant economic impact for Iowa State University and the State of Iowa. Current and prospective students seek high-quality, leading-edge, and technology-rich learning environments. A modern and efficient space would enhance recruitment opportunities for undergraduate and graduate students. Research-active faculty would have the resources to develop hardware, software, and data analytics tools that drive the nation's technology frontier. Moreover, the renovated space would foster entrepreneurial opportunities across the state and contribute to educating a cyber-savvy Iowa workforce.

typical corridor

Notably, students graduating from Iowa State are more likely to remain in Iowa, translating their educational experiences into real-world economic development and practical applications in the workplace.

**Justification for the Project**

This deferred maintenance renovation would yield significant economic impact for Iowa State University and the State of Iowa. Current and prospective students seek high-quality, leading-edge, and technology-rich learning environments. A modern and efficient space would enhance recruitment opportunities for undergraduate and graduate students.

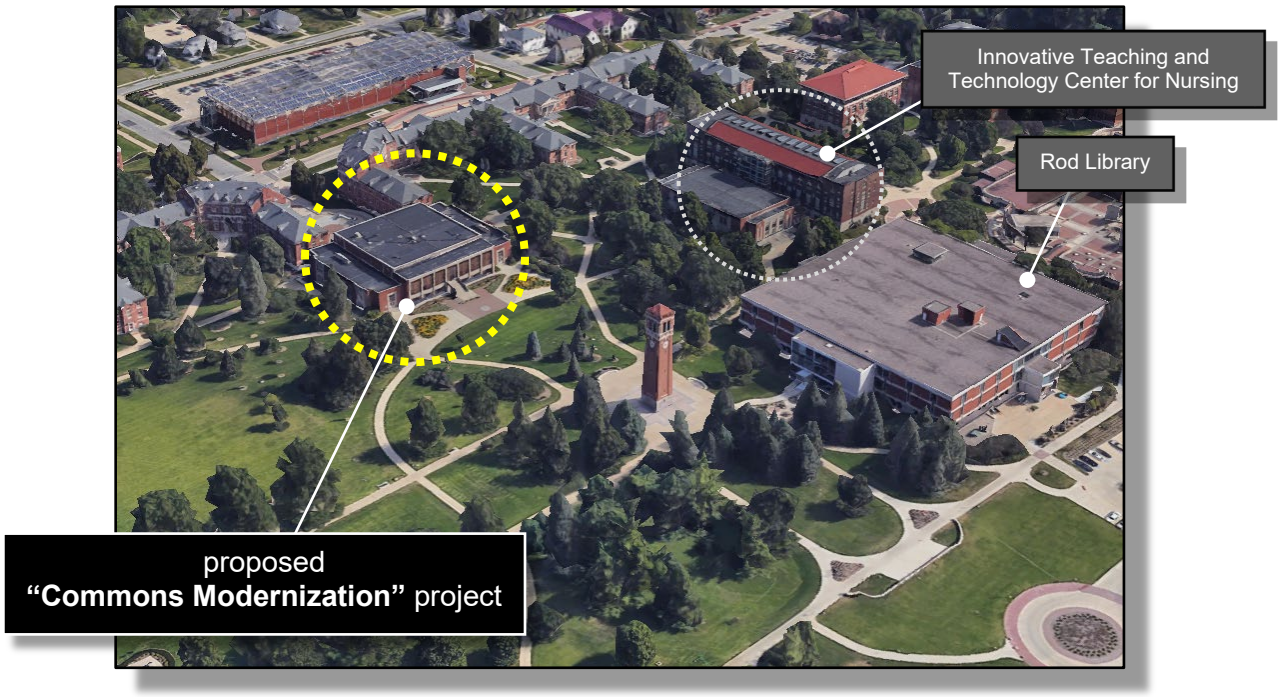
Research-active faculty would have the resources to develop hardware, software, and data analytics tools that drive the nation's technology frontier. Moreover, the renovated space would foster entrepreneurial opportunities across the state and contribute to educating a cyber-savvy Iowa workforce.

Notably, students graduating from Iowa State are more likely to remain in Iowa, translating their educational experiences into real-world economic development and practical applications in the workplace.

In cooperation with DIAL, the ISU Department of Environmental Health and Safety (EH&S) has identified, documented, and prioritized all known deficiency corrections within Atanasoff Hall. A priority-based program has been developed to correct these deficiencies.

## Commons Modernization

The University of Northern Iowa proposes to modernize the Commons building into a hub for outreach and civic education. Since its opening in 1933, the Commons has long been used as a center point for civic and community building, first serving as a campus dining center and union building and more recently as a home for the UNI Foundation and a meeting place for community events such as the Board of Regents meetings. UNI would build upon this tradition by adding the new Center for Civic Education to the Commons that would educate the next generation of Iowa leaders.




University of Northern Iowa's Central Campus, looking northeast

**Proposed Project Funding**

| | Appropriations | Institutional Funds, Gifts &/or Grants | Total | Status |
|---|---|---|---|---|
| FY 2026 | $ 1,000,000 | - | $ 1,000,000 | Funded |
| FY 2027 | **6,000,000** | - | 6,000,000 | **Requested** |
| FY 2028 | **14,340,000** | $1,660,000 | 16,000,000 | **Requested** |
| FY 2029 | **8,540,000** | 1,660,000 | 10,200,000 | **Requested** |
| FY 2030 | - | - | - | - |
| FY 2031 | - | - | - | - |
| TOTAL | $ 29,880,000 | $ 3,320,000 | $ 33,200,000 | |

**Project Schedule**

| | |
|---|---|
| Planning and Design | 14 months |
| Bidding | 3 months |
| Construction | 20 months |
| Occupancy | 2 months |
| Total | 39 months |

**Annual Operating and Routine Maintenance Costs**
There would be a decrease of $24,631 per year. These costs include utilities, routine maintenance, janitorial, supplies, security, mail, Environmental, Health and Safety (EH&S) and property insurance.

**Annual Operating and Routine Maintenance Costs: Source of Funds**
General Education Fund

The Commons building has a variety of deferred maintenance issues, including HVAC systems, windows, roofs and architectural updates needed to re-energize the spaces and modernize them for current needs.

**Statement of the Problem**
The University of Northern Iowa proposes to completely modernize the Commons building into a hub for outreach and civic education. The Commons has long been used as a center point for civic and community building, first serving as a campus dining center and union building and more recently as a home for the UNI Foundation and a meeting place for community events such as the Board of Regents meetings. UNI would build upon this tradition by adding the new Center for Civic Education to the Commons that would educate the next generation of leaders for Iowa.

The university would accomplish this by completely modernizing the building. A new, more prominent entrance would be created. ADA access would be improved and provided to all levels of the building. Deferred maintenance would be addressed that would renew the building's role as a showpiece of the university.


University of Northern Iowa's Commons, built in 1933

**Project Description**
Historically, university "commons" served as the social and dining center of the institution. In early American history, a town commons served as the civic and social center of the community, hosting events, civic discourse and building community. The university would blend these two concepts by making the current Commons into a hub for outreach and civic education.

Two programs would serve as the components of this initiative.

- Center for Civic Education: a new initiative pending Board of Regent approval that focuses on educating the next generation of leaders in Iowa
- UNI Foundation: which positions the university as a premier institution that provides an affordable and engaged education, empowering students and alumni to lead locally and globally

Center for Civic Education:
The Center for Civic Education serves the state by centering civic education and free speech in its activities. In particular, it:

- Promotes civic learning at Iowa's universities by encouraging curricular innovation and professional development to help members of the campus community develop the knowledge, skills, and values necessary to participate meaningfully as citizens.
- Enhances UNI's civic engagement activities through a wide range of programs and events that expose students and members of the public to divergent viewpoints on topics of interest and give them opportunities to engage in meaningful dialogue with one another, including the annual Constitution Day lectures, the Joy Cole Corning Lecture, and a Controversial Issues Series.
- Fosters civic learning among Iowa's pre-service and in-service teachers, offering them opportunities for continued professional development in civic learning.

The center would sponsor visiting scholars from across the country as well as faculty fellows on campus. It would coordinate a number of academic departments and initiatives to cultivate an intellectually compelling slate of programs that promote the public good as they engage students and members of the public. The center would have a conscious focus on bringing to campus a balance of different perspectives on various issues, to strengthen people's understanding of the complexity in possible interpretations of societal issues and potential solutions.

UNI Commons, near the end of construction, 1933

The Civic Education Center at UNI would be an invaluable asset to help students develop critical workforce skills to better support Iowa industry. UNI's Center for Civic Education is well-positioned to expose students to the variety of ideas and experiences they would need to moderate the narrowing perspective of digital media and engage with clients or fellow citizens in more productive ways. UNI has already established a strong foundation in civic education. It offers the first civic education undergraduate certificate and minor, and has received grants from the National Endowment of the Humanities for faculty and curricular is Iowa's leader in training teachers.

UNI is the ideal institution for this center because:

- UNI has unique research capacities in Iowa history and politics. In January 2024, Senator Chuck Grassley announced a gift of his senatorial papers to UNI. These papers would join his U.S. House and Iowa legislative papers and an impressive array of other archival materials and collections that would attract scholars throughout Iowa and beyond, allowing UNI to promote research and scholarship in civic education and free speech.
- UNI is Iowa's leader in training teachers. With UNI alumni teaching in all 99 Iowa counties and all but 3 of Iowa's school districts, UNI produces teachers who instruct future Iowa citizens. The most effective means of increasing civic literacy and cultivating a robust consideration of free speech issues throughout the state comes through UNI.
- UNI has already established a strong foundation in civic education. It boasts the Regents' first civic education undergraduate certificate and minor, which would be operational in fall 2024, following two years of grant-funded course development and training for faculty in civic literacy and fostering free speech in the classroom.
- UNI has rich community partnerships and a proven record of community engagement. UNI is well positioned to expand on its nationally recognized success in exposing students to civic processes through activities like Panthers Vote and its robust network of community partners in the Cedar Valley and across the state. UNI is prepared to take civic education and free speech programs out to Iowa communities and to host pre-K-12 teachers, community leaders, and organizations for programming on campus.

UNI Foundation:
The University of Northern Iowa Foundation is a 501(c)(3) organization established in 1959. The mission of the UNI Foundation is to grow and sustain private resources and build relationships to support the University of Northern Iowa, its students, faculty, staff and programs.

UNI Commons, Slife Ballroom, 1934

To give UNI students the highest quality learning environment and to ensure that a UNI education continues to be affordable, private support has taken on an enhanced significance. The UNI Foundation is committed to providing the necessary resources to assist the University of Northern Iowa with its priorities.

Over multiple decades, the Foundation has provided hundreds of millions of dollars in support to student scholarships, faculty salaries and capital projects through both annual giving and the creations and growth of endowed funds. The work of the Foundation in securing private donations and grants is inextricably tied to a higher margin of excellence for the University of Northern Iowa. The most recent campaign surpassing the $250 million goal is an outstanding exemplar of the work done by the Foundation to support UNI and the state of Iowa.

**Justification for the Project**
The Center for Civic Education would serve as a nationally recognized leader in research, teaching, and public outreach in free speech and civic education. It is established in response to directive 9 by the Board of Regents "to explore a proposal, including cost, to establish a widespread initiative that includes opportunities for education and research on free speech and civic education."

The Center would enhance civic education among university students, pre-K-12 students and teachers, and the broader public by developing and implementing effective civic learning strategies, encouraging respectful dialogue across differences, and offering educational resources on free speech and civic knowledge. It would serve the state of Iowa by centering civic education and free speech in its activities, and would promote the values of free speech, civic leadership, public service, and citizenship.

The Iowa Board of Regents has long recognized the importance of free speech and intellectual freedom in developing the critical thinking skills necessary to participate in a civic life. The DEI Study Group Report and Recommendations noted and reinforced this understanding as it cited the Board's Freedom of Expression policy which recognizes "that the primary mission of the institutions of higher education under its jurisdiction is the promotion of teaching, research and scholarship. In support of this mission, the institutions of higher education under the jurisdiction of the Board of Regents must provide ample opportunity for members of the campus community to engage in the free exchange of ideas." The Study Group report recommended that Regent institutions "develop a proposal, including cost, to establish a widespread initiative that includes opportunities for education and research on free speech and civic education."

UNI Commons, Georgian Lounge, 1934

The pace of labor-market change increases annually. Many of the current top jobs did not exist a few years ago, and there is no way to predict with any accuracy what jobs would exist in the future or what "hard skills" students will need. UNI's Center for Civil Education is well-positioned to expose students to the variety of ideas, experiences, and soft skills they would need navigate the future job market in productive ways.

**Advantages to funding Regent Deferred Maintenance projects include:**
- Minimizing building system failures, leading to potential class disruptions/building shutdowns
- Minimizing health and safety risks through inadequate building systems
- Minimizing emergency breakdowns, which often come at a higher cost
- Maximizing equipment efficiency, which leads to lower energy costs
- Minimizing costs to comply with required state of Iowa Building Code requirements

**History of Capital Appropriations to the Regents:**
Over the last 20 years, the Iowa General Assembly has appropriated an average of $26 million per year to Regent capital improvement projects, which not only built new General Education Fund (GEF) buildings but constructed major GEF building renovations, where substantial amounts of deferred maintenance issues were resolved.

A complete list of all deferred maintenance projects for the University of Iowa, Iowa State University and the University of Northern Iowa is available upon request.

## 2. Five-Year Capital Plan for UIHC

UIHC's Five-Year Capital Plan for Other Funds would be $2.1 billion, which now includes the Patient Care Tower and is subsequently up 497 percent from last year's $421 million, which did not include the Patient Care Tower.

This plan includes multiple UIHC projects to maximize healthcare services to patients through enhanced infrastructure, renovated laboratories to accommodate modern technology, converted inpatient rooms to single-bed rooms and compliance with accreditation/regulatory requirements.

**FIVE-YEAR CAPITAL PLAN for UIHC**
**FY 2027-2031**
($ in thousands)

| | FY 2027 | FY 2028 | FY 2029 | FY 2030 | FY 2031 | Total | | Source of Funds* |
|---|---|---|---|---|---|---|---|---|
| **Fire and Environmental Safety** | | | | | | | | |
| Facility Wide Improvements to Meet Accreditation/Regulatory Reqs. | $ 200 | $ 200 | $ 200 | $ 200 | $ 200 | $ 1,000 | | 9 |
| Fire Detection/Suppression System Upgrades (multiple projects) | 200 | 200 | 200 | 200 | 200 | 1,000 | | 9 |
| | $ 400 | $ 400 | $ 400 | $ 400 | $ 400 | $ 2,000 | | |
| **New Construction** | | | | | | | | |
| Master Plan Infrastructure Enabling Work** | $ 24,625 | $ 21,500 | $ 15,000 | $ 60,000 | $ 55,000 | $ 176,125 | ** | 9,11 |
| Patient Care Tower** | 298,000 | 510,980 | 480,097 | 328,621 | 168,886 | $ 1,786,584 | | 9,11,4 |
| Subtotal = | $ 322,625 | $ 532,480 | $ 495,097 | $ 388,621 | $ 223,886 | $ 1,962,709 | ** | |
| **Renovations** | | | | | | | | |
| UIHC Electrical Power Enhancements (multiple projects) | $ - | $ - | $ 3,525 | $ 3,080 | $ 6,300 | $ 12,905 | | 9 |
| UIHC Facilities Enhancement Program (multiple projects) | 2,000 | 2,000 | 2,000 | 2,000 | - | $ 8,000 | | 9 |
| Installation of Diagnostic & Therapeutic Imaging Equipment per standing Siemens Agreement | 12,080 | 11,256 | 9,651 | 3,740 | 8,333 | $ 45,060 | | 9, 11 |
| JPP L6 Labor & Delivery Modifications | 5,000 | 20,000 | 35,000 | 3,691 | - | $ 63,691 | | 9, 11 |
| Subtotal = | $ 19,080 | $ 33,256 | $ 50,176 | $ 12,511 | $ 14,633 | $ 129,656 | | |
| **Total =** | **$ 342,105** | **$ 566,136** | **$ 545,673** | **$ 401,532** | **$ 238,919** | **$ 2,094,365** | ** | |

*** Source of Funds Key:**

| | | |
|---|---|---|
| 1 (not used) | 5 Departmental Renewal and Replacement Funds | 9 University Hospitals Building Usage Funds |
| 2 Building Renewal Funds | 6 Auxiliary Service or Enterprise Revenue Bonds | 10 Center for Disabilities & Development Building Usage Funds |
| 3 Treasurer's Temporary Investments (TTI) Income | 7 Iowa DOT, Road Use Tax Funds (RUTF) | |
| 4 Gifts and Grants | 8 Student Health Fees | 11 UIHC Revenue Bonds |

* All projects identified in UIHC's Five-Year Capital Plan are contingent upon the availability of self-generated UI Hospitals and Clinics funding, UIHC bond revenue and/or gifts, approval through UIHC's annual capital budget process, finalizing specific renovation projects and approval of each project by the Board of Regents, State of Iowa. In addition, the "cutting edge" responsibility of the UIHC constantly brings about some revisions in planning. While this list includes most projects now envisioned for the **FY 2027-2031** period, the dynamics of clinical service-educational demands, corollary societal forces, accreditation, and regulatory requirements may mandate other projects over time. In accord with long-standing practice, any such changes which arise will be fully documented for consideration and approval by the Iowa Board of Regents.

The UIHC Five-Year Capital Plan includes only those projects that are anticipated to be initiated during **FY 2027-2031**. It does not include projects with previously approved budgets that will have expenditures during the same period.

** Expense outside of report time frame

### 3. Five-Year Capital Plans for Other Funds for UI, ISU and UNI

The Five-Year Capital Plan for Other Funds for $1.1 billion for all three universities is up 54 percent from last year's $726 million.

Other Funds include all funds, except state appropriations, Academic Revenue Bonds or UIHC funds. Specifically, Other Funds include operating budget building repair funds, income from Treasurer's Temporary Investments (TTI), auxiliary service or enterprise bond funds (athletics, residence systems, parking, utilities and student unions), donor gifts, federal grants, departmental renewal and replacement funds.

While campus road repair projects are primarily funded by the Iowa Department of Transportation's "State Parks and Institutional Roads Program" funds, replenished annually by the Iowa Road Use Tax Fund (RUTF), Other Funds do occasionally supplement them.

**Five-Year Capital Plans for Other Funds**
Does not include state appropriations, Academic Revenue Bonds or UIHC funds
($ in thousands)

| | FY 2027 | FY 2028 | FY 2029 | FY 2030 | FY 2031 | Total |
|---|---|---|---|---|---|---|
| **UI** | $132,089 | $174,364 | $175,544 | $40,260 | $100,135 | $622,392 |
| **ISU** | 60,043 | 97,927 | 70,533 | 116,250 | 30,090 | 374,843 |
| **UNI** | 39,671 | 38,060 | 13,454 | 22,136 | 5,530 | 118,851 |
| Total | $231,803 | $310,351 | $259,531 | $178,646 | $135,755 | $1,116,086 * |

* up 54% from last year's $726,025 total

# IOWA

The UI's Five-Year Capital Plan for Other Funds, funds other than state appropriations, Academic Building Revenue Bonds and UIHC funds, totals $622 million, up 211 percent from last year's $295 million.

**FIVE-YEAR CAPITAL PLAN for OTHER FUNDS**

($ in Thousands)

| | FY 2027 | FY 2028 | FY 2029 | FY 2030 | FY 2031 | Five Year Total | Source of Funds* |
|---|---|---|---|---|---|---|---|
| **NEW CONSTRUCTION** | | | | | | | |
| Athletic Facilities - Field Hockey | $ 7,000 | | | | | $ 7,000 | 4, 6 |
| Subtotal = | $ 7,000 | $ - | $ - | $ - | $ - | $ 7,000 | |
| **RENOVATIONS** | | | | | | | |
| Athletic Facilities - Renewal & Improvements | 500 | 500 | 60,000 | 5,000 | 1,000 | $ 67,000 | 4, 6 |
| Housing Facilities - Renewal & Improvements | 11,000 | 7,900 | 7,900 | 8,200 | 7,300 | 42,300 | 6 |
| Miscellaneous Building Renewal & Improvements | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 15,000 | 2,3 |
| Telecommunications - Renewal & Improvements | 3,100 | 3,100 | 3,100 | 3,100 | 3,100 | 15,500 | 5 |
| College of Medicine Facilities - Renewal & Improvements | 8,000 | 9,400 | 5,900 | 4,900 | 1,275 | 29,475 | 3, 4, 5 |
| College of Nursing Simulation Center | 5,000 | 15,000 | | | | 20,000 | 3, 4, 5 |
| College of Dentistry Research Space Expansion | 10,000 | | | | | 10,000 | 4,5 |
| University Capitol Center - 2nd Floor Renovation/HR | 4,500 | | - | - | - | 4,500 | 3,5 |
| Lindquist Center - Building Modifications, Phase I | - | 1,000 | 1,500 | - | - | 2,500 | 4, 5 |
| Main Library Deferred Maintennace | | | | 4,000 | 28,000 | 32,000 | 2,3 |
| Cancer Research Facility | 25,000 | 123,000 | 90,000 | | | 238,000 | 2,3,4,5 |
| Van Allen Hall - Modernization | - | - | - | 8,000 | | 8,000 | 2, 4, 5 |
| Westlawn - Raze Facility | - | 4,000 | | - | - | 4,000 | 2 |
| Subtotal = | $ 70,100 | $ 166,900 | $ 171,400 | $ 36,200 | $ 43,675 | $ 488,275 | |
| **PARKING / INSTITUTIONAL ROADS** | | | | | | | |
| Campus wide Parking Equipment Replacement | $ 500 | $ 500 | $ 500 | $ 500 | $ 500 | $ 2,500 | 5, 6 |
| Institutional Roads Program | 1,089 | 1,089 | 1,089 | 1,090 | 1,090 | 5,447 | 7 |
| Lot 13 Reconstruction | 2,000 | | - | - | - | 2,000 | 5, 6 |
| Lot 65 Reconstruction | 1,500 | 3,000 | | | | 4,500 | 5, 6 |
| Jefferson Street Parking Ramp | 45,000 | | | | | 45,000 | 5, 6 |
| IMU Ramp Renewal | | | | | 29,870 | 29,870 | 5, 6 |
| Parking System - Renewal & Improvements | 4,900 | 2,875 | 2,555 | 2,470 | 25,000 | 37,800 | 5, 6 |
| Subtotal = | $ 54,989 | $ 7,464 | $ 4,144 | $ 4,060 | $ 56,460 | $ 127,117 | |
| **UI Total =** | **$ 132,089** | **$ 174,364** | **$ 175,544** | **$ 40,260** | **$ 100,135** | **$ 622,392** | |

*** Source of Funds:**

1 (not used: report State Funds in Table 1)
2 General Fund Building Renewal
3 Income from Treasurer's Temporary Investments
4 Gifts and Grants
5 Departmental Renewal and Replacement Funds
6 Auxiliary Service or Enterprise Revenue Bonds
7 Iowa DOT (Road Use Tax Funds)
8 Student Health Fee
9 University Hospital Building Usage Fund
10 Center for Disabilities and Development Building Usage Fund
11 University Hospital Revenue Bonds
12 Federal Appropriations

# IOWA STATE UNIVERSITY

ISU's Five-Year Capital Plan for Other Funds, funds other than state appropriations or Academic Building Revenue Bonds, totals $374 million, up 22 percent from last year's $307 million.

**FIVE-YEAR CAPITAL PLAN for OTHER FUNDS**
**($ in Thousands)**

| | FY 2027 | FY 2028 | FY 2029 | FY 2030 | FY 2031 | Five Year Total | Source of Funds |
|---|---|---|---|---|---|---|---|
| **UTILITY IMPROVEMENTS** | | | | | | | |
| Cooling Tower Condenser Water Pipe Replacement | - | 1,500 | 1,500 | - | - | 3,000 | 6 |
| Chilled Water Improvements | - | 1,000 | 2,000 | - | 2,000 | 5,000 | 6 |
| Gilman Tunnel Replacement | 350 | 400 | | | | 750 | 6 |
| Utility system repairs and overhauls under $1 mil | 3,000 | 2,600 | 3,000 | 2,800 | 3,700 | 15,100 | 6 |
| Subtotal = | $ 3,350 | $ 5,500 | $ 6,500 | $ 2,800 | $ 5,700 | $ 23,850 | |
| **NEW CONSTRUCTION** | | | | | | | |
| Southwest Field Complex Lighting | - | - | - | - | 1,000 | 1,000 | 6 |
| Swine Teaching and Research Facility | - | 4,000 | 3,000 | 3,000 | - | 10,000 | 4 |
| Beef Teaching and Innovation Farm | 5,000 | 2,000 | 4,000 | - | - | 11,000 | 4 |
| Memorial Union New Parking Ramp | - | - | - | 85,000 | - | 85,000 | 4 and 6 |
| Subtotal = | $ 5,000 | $ 6,000 | $ 7,000 | $ 88,000 | $ 1,000 | $ 107,000 | |
| **RENOVATIONS** | | | | | | | |
| Atanasoff Hall Renewal | | | | | | | |
| State Appropriations | 3,000 | 5,000 | | | | 8,000 | 1 |
| Private funds | 2,000 | 5,000 | 6,000 | 6,000 | 6,000 | 25,000 | 4 |
| Marching Band Practice Field | 1,500 | 3,000 | - | - | - | 4,500 | 4 |
| Black Engineering - Repurpose former IMSE space for ME | 6,500 | 7,500 | - | - | - | 14,000 | 4 |
| Town Engineering - Expansion | 5,000 | 10,000 | 10,000 | - | - | 25,000 | 4 |
| Bessey Shell Space - Build Out | 300 | 5,000 | 5,000 | - | - | 10,300 | 4 |
| Patterson - Repurpose space formerly used by VDL | 100 | 100 | 1,500 | 1,300 | - | 3,000 | 5 |
| HNSB Tearoom - Relocation of the Student Run Restaurant | 2,500 | 3,500 | 4,000 | | | 10,000 | 4 |
| Dairy Heifer/Main Barn Repair | 1,250 | 500 | - | - | - | 1,750 | 4 |
| Agronomy Teaching Greenhouse Glass Replacement | 200 | 200 | - | - | - | 400 | 4 |
| Memorial Union Roof Replacement 1, C, K, Z | 600 | - | - | - | - | 600 | 5 |
| Memorial Union Roof Replacement B, G, J, W | 300 | - | - | - | - | 300 | 5 |
| Memorial Union Ground Level Structural Beam and FSE Renovatio | - | 1,000 | - | - | - | 1,000 | 5 |
| Memorial Union Market Concept Renovation | 400 | - | - | - | - | 400 | 5 |
| Reiman Gardens - Addition to Horticulture/Maintenance Building | - | 750 | - | - | - | 750 | 4 |
| Lied Rec - Foundation Repair | 250 | - | - | - | - | 250 | 6 |
| Lied Rec - Turf & Track Replacement | - | - | - | 1,000 | - | 1,000 | 6 |
| Lied Rec - Outdoor Field Lights Replacement | - | - | - | - | 750 | 750 | 6 |
| Adventure Program Relocation | 500 | - | - | - | - | 500 | 6 |
| State Gym Pool Repairs | - | 8,000 | - | - | - | 8,000 | 6 |
| State Gym Weight Area Renovation | - | - | 3,000 | - | - | 3,000 | 6 |
| Hilton Renovation/Deferred Maintenance | - | - | - | - | - | - | |
| Private funds | - | 4,000 | - | - | - | 4,000 | 4 |
| Auxiliary funds | - | 13,000 | 13,000 | - | - | 26,000 | 6 |
| Friley Windows / Plumbing | 1,000 | - | - | - | - | 1,000 | 6 |
| Knapp Storms Update | 5,000 | 3,500 | - | - | - | 8,500 | 6 |
| Knapp Storms Demolition | - | - | - | 3,000 | - | 3,000 | 6 |
| Knapp Storms Relocate Food Stores | - | - | - | - | 4,000 | 4,000 | 6 |
| Seasons Life Cycle Refresh | 1,000 | - | 1,000 | - | - | 2,000 | 6 |
| Conversations Life Cycle Refresh | - | 1,000 | - | - | - | 1,000 | 6 |
| MU Market Renovation | 1,000 | - | - | - | - | 1,000 | 6 |
| MU Kitchen Renovation | 1,250 | - | - | - | - | 1,250 | 6 |
| Clyde's Renovation | 250 | - | - | - | - | 250 | 6 |
| Book Ends Café Renovation | - | 100 | - | - | - | 100 | 6 |
| Westside Market Renovation | 500 | - | - | - | - | 500 | 6 |
| Subtotal = | $ 34,400 | $ 71,150 | $ 43,500 | $ 11,300 | $ 10,750 | $ 171,100 | |

**Source of Funds Key:**

1 (not used: report State Funds in Table 1)
2 General Fund Building Renewal
3 Income from Treasurer's Temporary Investments
4 Gifts and Grants
5 Departmental Renewal and Replacement Funds
6 Auxiliary Service or Enterprise Revenue Bonds
7 Iowa DOT (Road Use Tax Funds)

(continued)

# IOWA STATE UNIVERSITY

(continued)

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **GENERAL FUND FACILITY REPAIR, SAFETY, ACCESSIBILITY** | | | | | | | |
| Molecular Biology - Modernization of Elevators ELC1, ELC2 & ELC3 | 1,560 | | | | | 1,560 | 2 |
| Patterson - Building Wide Electrical Renaming & Standarization | 225 | | | | | 225 | 2 |
| Kildee - Replace Roof Sections G,H,I,J | | 1,750 | | | | 1,750 | 2 |
| Simon Estes Music - Replace Roof Sections A through L | | | 1,340 | | | 1,340 | 2 |
| Carver - Replace Upper Level Windows | | | 1,200 | | | 1,200 | 2 |
| Parks Library - Replace AHU 6 and Reroute Chilled Water Mains | | | | 820 | | 820 | 2 |
| Stephens -Modernization of Elevators ELC1, ELC2, ELC3 | | | | 1,535 | | 1,535 | 2 |
| Design - Roof Replacement Sections A, B, C & D | | 937 | | | - | 937 | 2 |
| Pearson - Replace Single Pane Windows, Phase 1 of 2 | | | | | 675 | 675 | 2 |
| Agronomy - Repair Tower - Processed Chilled Water System | | | | | 500 | 500 | 2 |
| Patterson - General Electric Panels, Phase 1 of 8 | | | | | 750 | 750 | 2 |
| Patterson - Domestic Water Line Replacement Phases 8 - 14 | 500 | 500 | 428 | 500 | | 1,928 | 2 |
| Repair, safety and accessibility projects under $ 1 Mil | $2,300 | 2,700 | $2,200 | $2,500 | $2,500 | 12,200 | 2 |
| Subtotal = | $ 4,585 | $ 5,887 | $ 5,168 | $ 5,355 | $ 4,425 | $ 25,420 | |
| **TELECOMMUNICATIONS** | | | | | | | |
| | 6,054 | 4,010 | 3,725 | 4,450 | 3,575 | 21,814 | 6 |
| Subtotal = | $ 6,054 | $ 4,010 | $ 3,725 | $ 4,450 | $ 3,575 | $ 21,814 | |
| **PARKING / INSTITUTIONAL ROADS** | | | | | | | |
| Institutional Roads Program | 1,090 | 1,090 | 1,090 | 1,090 | 1,090 | 5,450 | 7 |
| Annual Parking Lot Pavement Preservation | 1,600 | 1,600 | 2,000 | 2,000 | 2,000 | 9,200 | 6 |
| Subtotal = | $ 2,690 | $ 2,690 | $ 3,090 | $ 3,090 | $ 3,090 | $ 14,650 | |
| **RESIDENCE SYSTEM** | | | | | | | |
| Deferred Maintenance (Residence Halls and Apartments) | 500 | 500 | 500 | 500 | 500 | 2,500 | 6 |
| SUV Apartment Remodels | 150 | 150 | 150 | 150 | 150 | 750 | 6 |
| Frederiksen Court-Fire Alarm | 380 | 100 | 400 | 105 | 400 | 1,385 | 6 |
| Frederiksen Court-Roof and Window Replacements | 150 | 150 | 150 | 150 | 150 | 750 | 6 |
| Barton Window Replacements | 994 | - | - | - | - | 994 | 6 |
| Oak/Elm Window Replacements | 1,440 | 1,440 | - | - | - | 2,880 | 6 |
| Residence Hall Furniture and Various Improvements | 350 | 350 | 350 | 350 | 350 | 1,750 | 6 |
| Subtotal = | $ 3,964 | $ 2,690 | $ 1,550 | $ 1,255 | $ 1,550 | $ 11,009 | |
| **ISU Total =** | **$ 60,043** | **$ 97,927** | **$ 70,533** | **$ 116,250** | **$ 30,090** | **$ 374,843** | |

**Source of Funds Key:**

1 (not used: report State Funds in Table 1)
2 General Fund Building Renewal
3 Income from Treasurer's Temporary Investments
4 Gifts and Grants
5 Departmental Renewal and Replacement Funds
6 Auxiliary Service or Enterprise Revenue Bonds
7 Iowa DOT (Road Use Tax Funds)

UNI's Five-Year Capital Plan for Other Funds, funds other than state appropriations or Academic Building Revenue Bonds, would be $119 million, down 4 percent from last year's $123 million.

**FIVE-YEAR CAPITAL PLAN for OTHER FUNDS**
($ in Thousands)

| | FY 2027 | FY 2028 | FY 2029 | FY 2030 | FY 2031 | Five Year Total | Source of Funds* |
|---|---|---|---|---|---|---|---|
| **UTILITY IMPROVEMENTS** | | | | | | | |
| Power Plant Boiler #4 Natural Gas Conversion* | $ - | $ - | $ - | $ 2,500 | $ - | $ 2,500 | 6 |
| Steam Distribution System Tunnel T-2 to T-5 Steam and Condensate Piping Installation | - | 1,500 | 1,500 | - | - | 3,000 | 6 |
| Power Plant Boiler #4 Eletrical Swithcboard Replacement | - | - | 2,000 | - | - | 2,000 | 6 |
| Steam Distribution System AEB to CEEE Condensate Piping Replacement | - | 750 | 750 | - | - | 1,500 | 6 |
| Steam distribution System Tunnel T-2C to CAC Steam and Condensate Piping Installation | - | 750 | 750 | - | - | 1,500 | 6 |
| Steam Distribution System Tunnel T-5 Tunnel roof repairs | - | - | 500 | 500 | | 1,000 | 6 |
| Subtotal = | $ - | $ 3,000 | $ 5,500 | $ 3,000 | $ - | $ 11,500 | |
| **NEW CONSTRUCTION** | | | | | | | |
| Court Practice Facility | $ 14,000 | $ - | $ - | $ - | $ - | $ 14,000 | 4 |
| Wrestling Facility | - | - | - | 5,120 | - | 5,120 | 4 |
| Subtotal = | $ 14,000 | $ - | $ - | $ 5,120 | $ - | $ 19,120 | |
| **RENOVATIONS** | | | | | | | |
| Building Repair | $ 2,000 | $ 2,000 | $ 2,000 | $ 2,000 | $ 2,000 | $ 10,000 | 2 |
| Communication Arts Center Roof Replacement | - | - | - | 1,626 | - | 1,626 | 2 |
| Curris Business Building Roof Replacement | 1,433 | - | - | - | - | 1,433 | 2 |
| Gallagher Bluedorn Performing Arts Center Roof Replacement | - | 3,358 | - | - | - | 3,358 | 2 |
| Gallgher Bluedorn Performing Arts Center Mezzanine and Gallery Seating Replacement | - | 1,000 | - | - | - | 1,000 | 4,6 |
| Maucker Union Air Handler and Lighting Replacement | - | 2,500 | 5,000 | - | - | 7,500 | 4,6 |
| Maucker Union Roof Plaza Replacement | - | - | - | 4,096 | - | 4,096 | 6 |
| Athletic Administrative Offices & Football Operations Office | | 5,120 | | | | 5,120 | 4 |
| McLeod Center Roof Replacement | - | - | - | 3,241 | - | 3,241 | 4,6 |
| Outdoor Track Replacement | - | 1,434 | - | - | - | 1,434 | 4 |
| Rod Library Roof Replacement | - | - | - | - | 3,037 | 3,037 | 2 |
| Schindler Education Center Roof Replacement | - | 1,878 | - | - | - | 1,878 | 2 |
| UNI Dome Modernization | 20,000 | 10,000 | - | - | - | 30,000 | 4 |
| UNI Dome Turf Replacement | | 1,500 | | | | 1,500 | 4 |
| Wellness Recreation Center Climbing Wall Replacement & New Bouldering Wall | 1,202 | 1,265 | - | - | - | 2,467 | 2, 4, 5, 6 |
| Wellness Recreation Center Roof Replacement Phase 3 | - | 1,395 | - | - | - | 1,395 | 2 |
| Subtotal = | $ 24,635 | $ 31,450 | $ 7,000 | $ 10,963 | $ 5,037 | $ 79,085 | |
| **PARKING / INSTITUTIONAL ROADS** | | | | | | | |
| Institutional Roads | $ 575 | $ 649 | $ 493 | $ 493 | $ 493 | $ 2,703 | 7 |
| Subtotal = | $ 575 | $ 649 | $ 493 | $ 493 | $ 493 | $ 2,703 | |
| **RESIDENCE SYSTEM** | | | | | | | |
| Residence Hall Bathroom Upgrades | - | - | - | 1,536 | - | $ 1,536 | 6 |
| Residence Hall Finish Upgrades | 461 | 461 | 461 | - | - | 1,383 | 6 |
| Residence Hall HVAC Upgrades | | | | 1,024 | - | 1,024 | 6 |
| Trailside Apartments Envelope | - | 2,500 | - | - | - | 2,500 | 6 |
| Subtotal = | $ 461 | $ 2,961 | $ 461 | $ 2,560 | $ - | $ 6,443 | |
| **UNI Total =** | **$ 39,671** | **$ 38,060** | **$ 13,454** | **$ 22,136** | **$ 5,530** | **$ 118,851** | |

*** Source of Funds:**

1 (not used: report State Funds in Table 1)
2 General Fund Building Renewal
3 Income from Treasurer's Temporary Investments
4 Gifts and Grants
5 Departmental Renewal and Replacement Funds
6 Auxiliary Service or Enterprise Revenue Bonds
7 Iowa DOT (Road Use Tax Funds)
8 Student Health Fee
9 Multimodal Transportation Center Maintenance funds
10 Parking Operations

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Part 2 of 3

## INSTITUTIONAL ROADS PROGRAM

**Executive Summary:** All three universities request Board approval of the following Institutional Roads Program.

**Proposed Program:** This year's $15.4 million Institutional Roads Program, funded through the Iowa Department of Transportation's "State Parks and Institutional Roads Program," is up 23 percent from last year's $12.6 million. This increase is mainly due to carryover funds from one-time DOT funding approved by the Board in February 2024.

Per the Board's *Policy Manual* §2.3, the Institutional Roads Program requires Board approval, and its subsequent use of Iowa DOT funds.

The Regents' most urgent roadway needs fall into three categories:

- road reconstruction
- road improvements
- road repairs

### 1. Overview of Five-Year Institutional Roads Program

The Iowa DOT's "State Parks and Institutional Roads Program" is funded by the Road Use Tax Fund (RUTF), which is state-shared revenue created in 1949 by the Iowa Legislature and enshrined into the Iowa Constitution to assist state, county and city governments with the construction, repair and maintenance of Iowa's road infrastructure. The Legislature also sets the fuel tax rate, which contributes to the RUTF.

Per *Iowa Code* §307.24, the DOT's "State Parks and Institutional Roads Program" provides 65/100 of one percent of the Iowa Road Use Tax Fund (RUTF) for the construction, reconstruction, improvement and maintenance of roads and streets located on all state land, including the Regents. The Regents' annual allocation is 28 percent of this amount.

BOARD OF REGENTS
Governing Iowa's Public Universities

| Paved Roads | | |
|---|---|---|
| University of Iowa = | 32.7 | miles |
| Iowa State University = | 45.3 | miles |
| University of Northern Iowa = | 10.0 | miles |
| Iowa Lakeside Laboratory = | 0.3 | miles |
| **Total =** | **88.3** | **miles** |

Each year, the Iowa DOT provides the Board Office with their annual allocations for the next five years. While these Iowa DOT funds are efficiently allocated and much appreciated, we acknowledge that state funds can be scarce, and that this level of funding is not sufficient to address all Regent road needs. This year's allocations are as follows.

**CY 2026 – CY 2030 (five years)**
**Allocations**

| | | |
|---|---|---|
| **UI** | $ 5,447,600 | 40 percent |
| **ISU** | 5,447,800 | 40 percent |
| **UNI** | 2,723,800 | 20 percent |
| Total | $ 13,619,000 | 100 percent |

Funded through the: IOWA DOT

## 2. Five-Year Institutional Roads Program

| Institutional Roads Program Project Summary | | Calendar Year CY 2026 | CY 2027 | CY 2028 | CY 2029 | CY 2030 | Total |
|---|---|---|---|---|---|---|---|
| UI | Reconstruction and Improvements: Crosspark Road | $ 600,000 | | | | | $ 600,000 |
| | Hawkins Drive - Finkbine to Elliott Drive | | | 2,672,000 | | | 2,672,000 |
| | Hawkeye Park Road (Hawkeye Drive to Prairie Meadow) | - | - | | | 950,600 | 950,600 |
| | Reconstruction and Improvements Subtotal | 600,000 | - | 2,672,000 | - | 950,600 | 4,222,600 |
| | Repair: Annual Pavement Management | 45,000 | 45,000 | 45,000 | 45,000 | 45,000 | 225,000 |
| | Annual Special Maintenance | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 1,000,000 |
| | Repair Subtotal | 245,000 | 245,000 | 245,000 | 245,000 | | 1,225,000 |
| | **University of Iowa Total** | **$ 845,000** | **$ 245,000** | **$ 2,917,000** | **$ 245,000** | | **$ 5,447,600** |
| ISU | Reconstruction: Stange Road Reconstruction, Blankenburg Dr to 13th Street | $ 1,171,176 | | | | | $ 1,171,176 |
| | 13th Street, Phase 1 | | 2,500,000 | | | | 2,500,000 |
| | Reconstruction Subtotal | 1,171,176 | 2,500,000 | - | - | | 3,671,176 |
| | Repair: Annual Pavement Management | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 100,000 |
| | Annual Pavement Preservation | 400,000 | | 426,424 | 500,000 | 350,000 | 1,676,424 |
| | Repair Subtotal | 420,000 | 20,000 | 446,424 | 520,000 | | 1,776,424 |
| | **Iowa State University Total** | **$ 1,591,176** | **$ 2,520,000** | **$ 446,424** | **$ 520,000** | **$ -** | **$ 5,447,600** |
| UNI | Reconstruction: Ohio Street Phase 1 (Dakota Street to 27th Street) | $ 400,000 | $ - | $ - | $ - | $ - | $ 400,000 |
| | Ohio Street Phase 2 (Dakota Street to 27th Street) | - | 157,230 | - | - | - | 157,230 |
| | Ohio Street Phase 3 (Dakota Street to 27th Street) | - | - | 400,000 | - | - | 400,000 |
| | West 22nd Street (Hudson Road to 200' West) | 200,000 | - | - | - | - | 200,000 |
| | Campus Street (North of University Avenue to Redeker Drive) | - | 225,000 | - | - | - | 225,000 |
| | West 31st Street Modifications/Improvements (Illinois Street to Ohio Street) | - | - | 300,000 | - | - | 300,000 |
| | Redeker Drive (Campus Street to Redeker Center) | - | - | - | 400,000 | - | 400,000 |
| | Panther Parkway (West of the UNI-Dome) | | | | | 400,000 | 400,000 |
| | Unspent Funds from CY 2023 and CY 2024 | (3,430) | | | | - | (3,430) |
| | Reconstruction Subtotal | 596,570 | 382,230 | 700,000 | 400,000 | 400,000 | 2,478,800 |
| | Repair: Annual Pavement Maintenance | 49,000 | 49,000 | 49,000 | 49,000 | 49,000 | 245,000 |
| | Repair Subtotal | 49,000 | 49,000 | 49,000 | 49,000 | 49,000 | 245,000 |
| | **University of Northern Iowa Total** | **$ 645,570** | **$ 431,230** | **$ 749,000** | **$ 449,000** | **$ 449,000** | **$ 2,723,800** |
| ILL | Reconstruction and Repair: In September 2023, the Board approved $100,000 in Iowa DOT funds to Iowa Lakeside Labs. | - | - | - | - | - | $ - |
| | In February 2024, the Board approved $401,000 in Iowa DOT funds to Iowa Lakeside Labs for a total of **$501,000**. | - | - | - | - | - | $ - |
| | **Iowa Lakeside Laboratory Total** | - | - | - | - | - | $ - |
| | **Total** | **$ 3,081,746** | **$ 3,196,230** | **$ 4,112,424** | **$ 1,214,000** | **$ 449,000** | **$ 13,619,000** |

**3. CY 2026 only**
The Institutional Roads Program for calendar year 2026 would be $3.0 million, down 30percent from last year's $4.4 million.

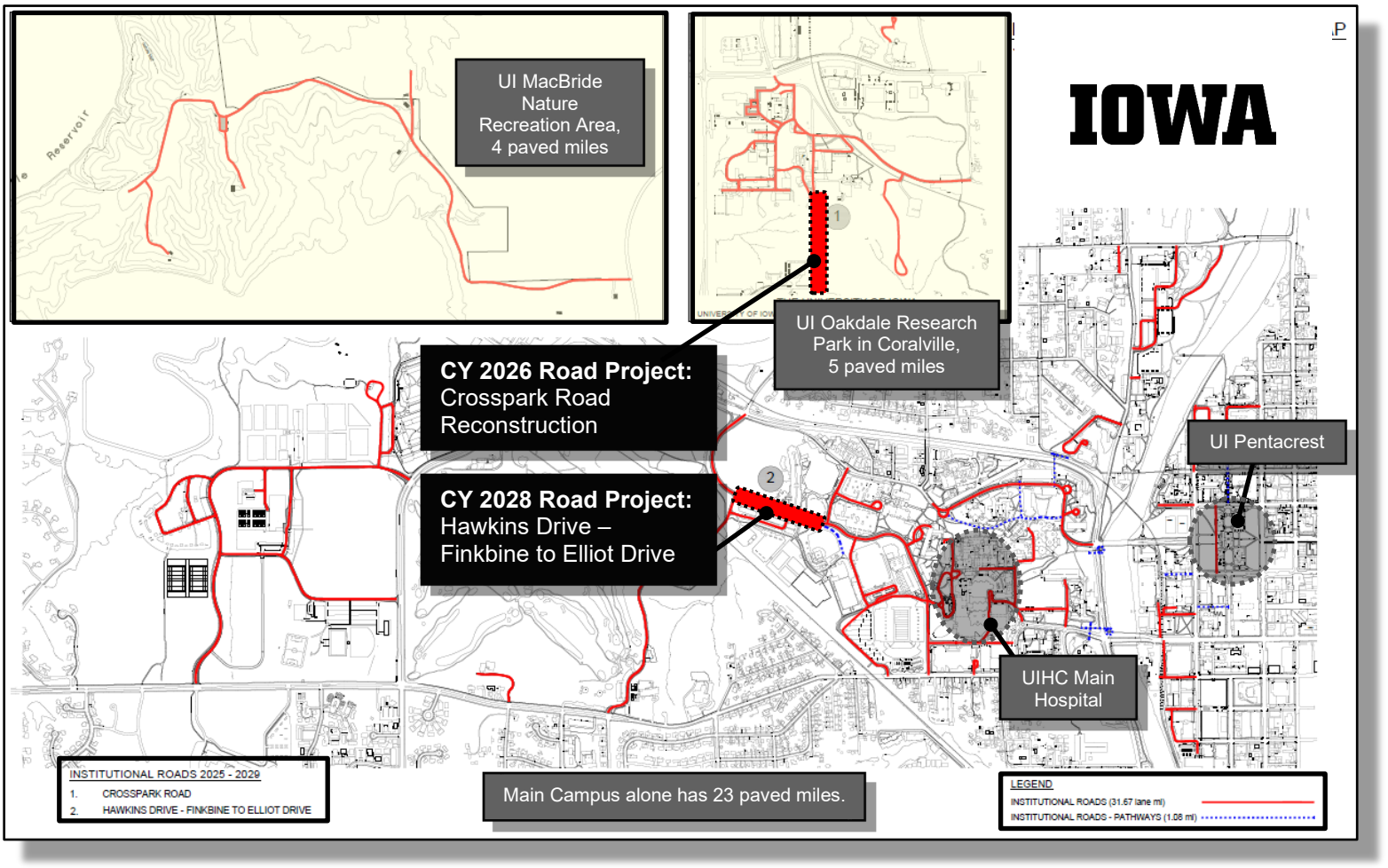
Funded through the:

| | | CY 2026 | Total |
|---|---|---|---|
| **UI** | | | |
| | Crosspark Road | $ 600,000 | |
| | Pavement Management | 45,000 | |
| | Annual Special Maintenance | 200,000 | $ 845,000 |
| **ISU** | | | |
| | Stange Road Reconstruction, Blankenburg Drive to 13th Street | $ 1,171,176 | |
| | Annual Pavement Management | 20,000 | |
| | Annual Pavement Preservation | 400,000 | 1,591,176 |
| **UNI** | | | |
| | West 22nd Street (Hudson Road to 200' West) | 200,000 | |
| | Ohio Street Phase 1 (Dakota Street to 27th Street) | $ 400,000 | |
| | Unspent Funds from CY 2023 and CY 2024 | (3,430) | |
| | Annual Pavement Maintenance | 49,000 | 645,570 |
| | | **CY 2026 Total =** | **$3,081,746** |

Upon approval of this road program, each project would be subject to the Board's capital project approval process, consistent with the Board's *Policy Manual* §2.3.

## 4. Institutional Roads Site Plans and Project Locations

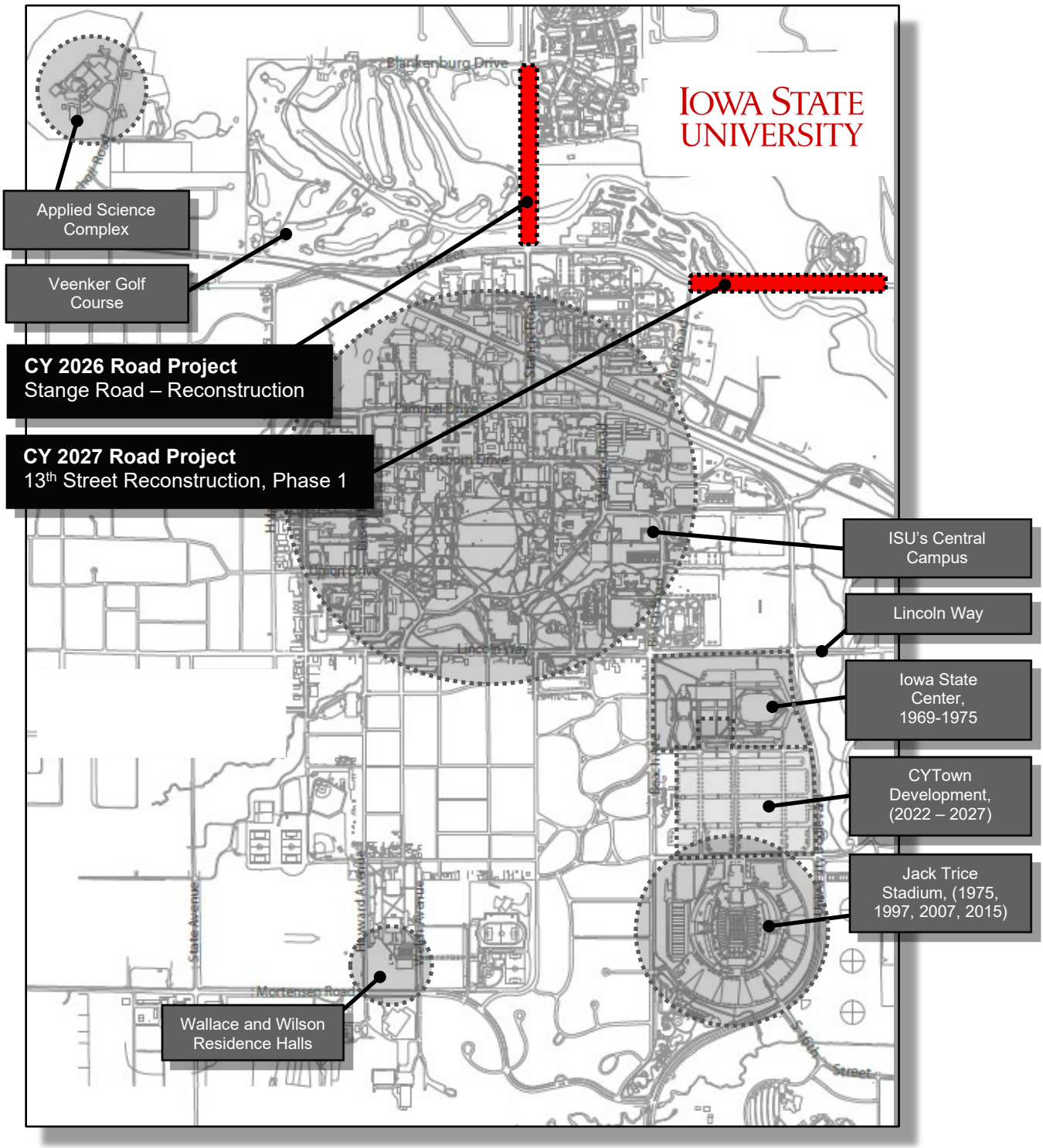
### a. University of Iowa




University of Iowa, 32 total paved miles

North

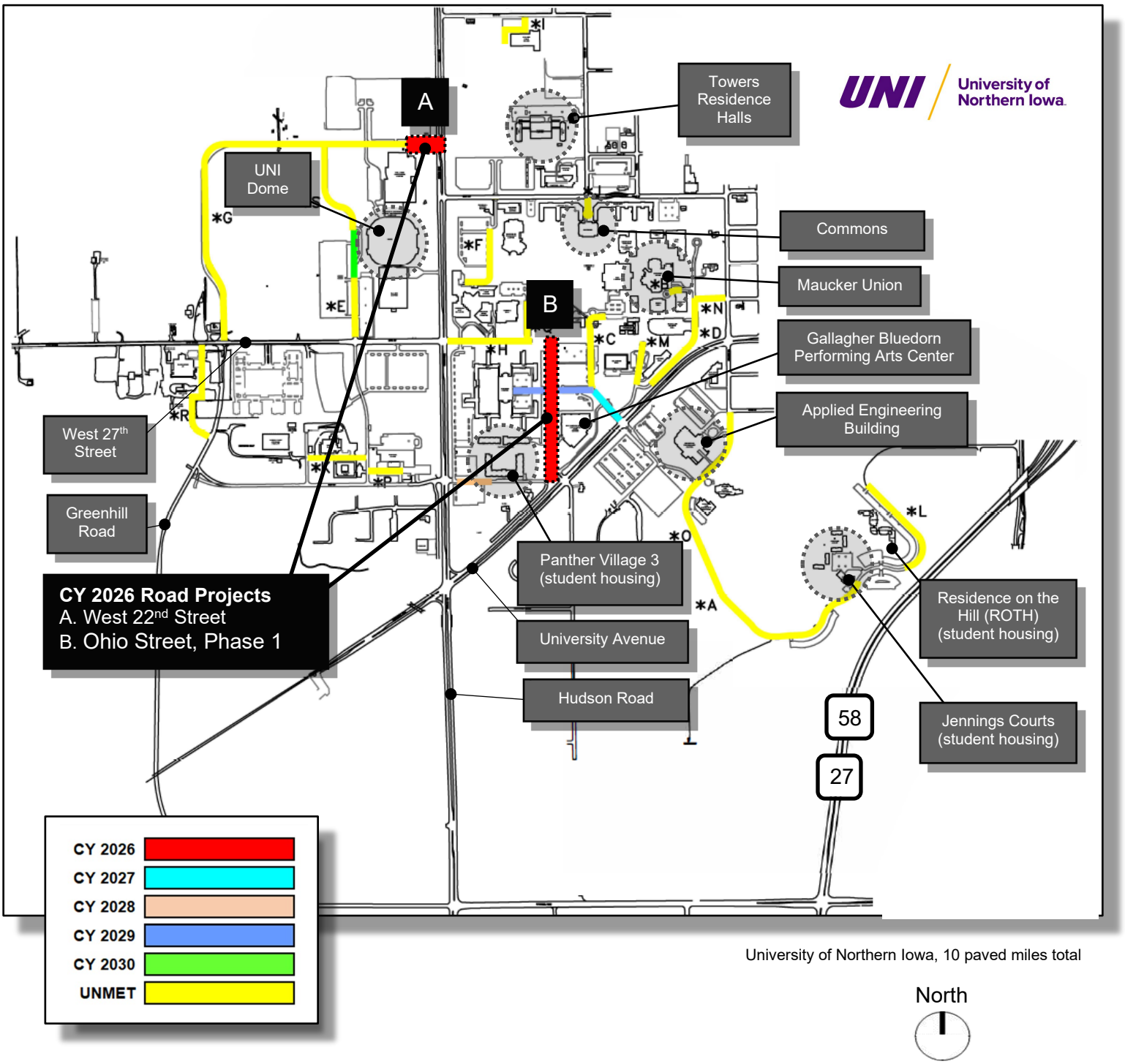
b. **Iowa State University**




Iowa State University, 45 paved miles total

North

c. **University of Northern Iowa**



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Part 3 of 3

## FACILITIES GOVERNANCE REPORT
Historical Data on Regent Facilities

**Executive Summary:** The annual Facilities Governance Report for FY 2025, required by the Board's *Policy Manual* §2.3, is intended to provide the Board with a broad overview of the size, age, value and general condition of Regent facilities.

Combined with intellectual, financial and human resources, facilities are a primary asset of higher education. Quality facilities help ensure excellent academic programs and the ability to attract and retain students, faculty, staff, alumni and the public.

**Proposed Report:**
**1. Quick Facts**

| | |
|---|---|
| **Size, Age and Replacement Costs** | |
| • Acres[1] | = 5,187 acres |
| • Paved roads[1] | = 88 miles |
| • Number of buildings[1] | = 922 |
| • Building average age, GEF facilities | = 50 years |
| • Building average age, all facilities | = 45 years |
| • Square footage, GEF facilities | = 19 million gsf |
| • Square footage, all facilities | = 43 million gsf |
| • Replacement cost, GEF facilities | = $11.8 billion |
| • Replacement cost, all facilities | = 26.3 billion |
| **All Funds Spent:** projects over $250,000 | |
| • FY 2025 | = $ 580 million |
| • FY 2024 | = 556 million |
| • Annual average, last five years | = 389 million |
| **Fire Safety:** General Education Fund facilities only | |
| • FY 2025, completed, up 92 percent | = $ 2.8 million |
| • Five-year completed average | = 2.0 million |
| • FY 2026, planned to be completed | = 2.8 million |
| • Outstanding Fire Safety, down 63 | = 2.7 million |
| **Deferred Maintenance:** General Education Fund facilities only | |
| • FY 2025, completed, up 6 percent | = $ 37 million |
| • Five-year average completed | = 29 million |
| • FY 2026, planned to be completed | = 53 million |
| • Outstanding Deferred Maintenance, up 3.6 percent | = 1.52 billion |

[1] Excludes the ISU Agricultural Research Farm's 9,999 acres, 403 buildings and multiple roads.

## 2. Size, Replacement Costs and Age

**a. Regent acres:**

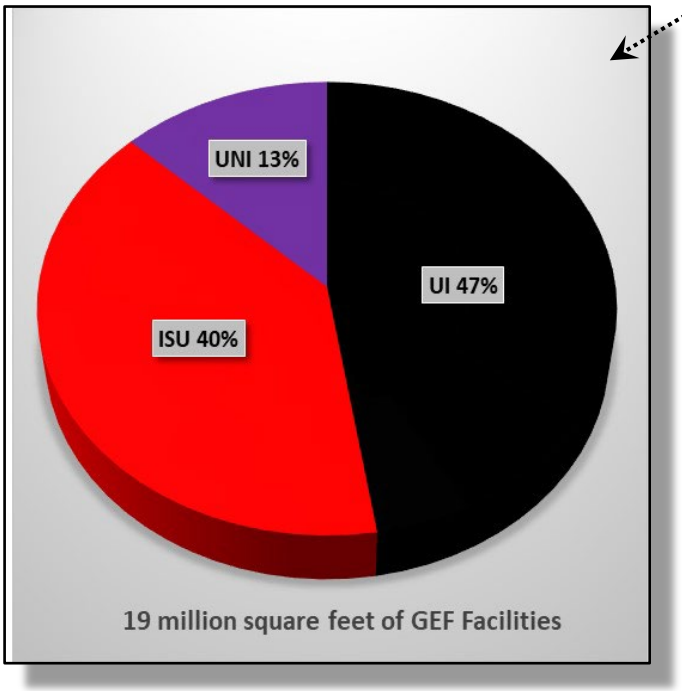
4,669 acres = on-campus, up 0.2 percent from last year's 4,658 acres
518 acres = off-campus, up 0.0 percent from last year's 518 acres [1]
5,187 acres = total or 8.1 square miles

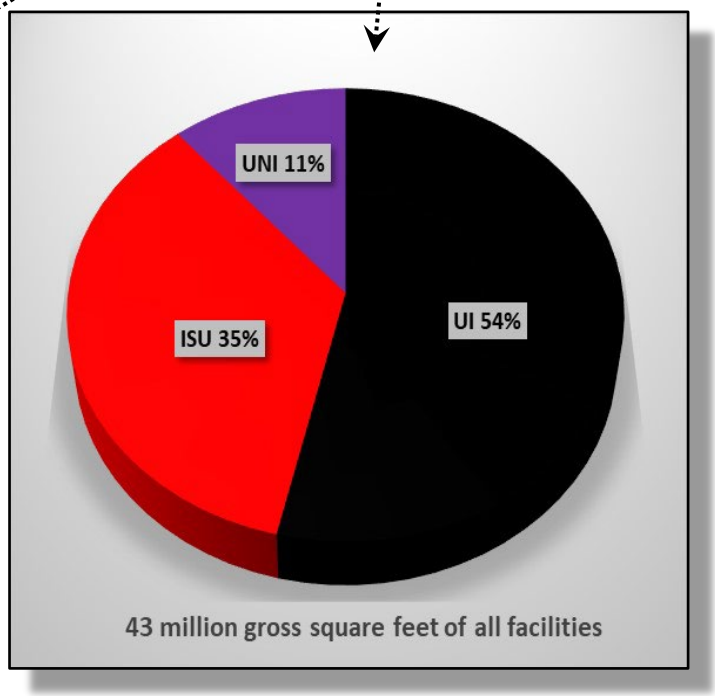
[1] Does not include ISU's 9,999 Agricultural Research Farm acres, unchanged from last year.

**b. Regent square footage:** This includes GEF facilities, UIHC and All Other facilities.

All Other facilities include utilities, athletic facilities, residence halls, recreation facilities, parking and student unions.

| Gross Square Feet | UI | ISU | UNI | Total |
|---|---|---|---|---|
| **GEF (General Education Fund):** Academic, Research, & Administration | 9,035,182 | 7,596,561 | 2,590,598 | 19,222,341 |
| | | | subtotal | 19,222,341 |
| UIHC | 6,442,778 | | | 6,442,778 |
| All Other | 7,727,118 | 7,601,267 | 2,278,989 | 17,607,374 |
| | | | subtotal | 24,050,152 |
| **Total** | **23,205,078** | **15,197,828** | **4,869,587** | **43,272,493** |




GEF facilities are **44 percent** of all Regent facilities.

**c. New and Razed Facilities in 2025**

| New | Razed |
|---|---|
| Hawkeye Parking Ramp, north of Kinnick Stadium | UI Laundry Building |
| UI Health Care Medical Center North Liberty | ISU LeBaron Hall (replacing with new) |
| UI Health Care Forevergreen Road Central Utility Plant | UNI Campbell Residence Hall |
| Mission Cancer + Blood Administrative Office (purchase) | |
| MercyOne Clive Cancer Center (purchase) | |
| Mission Cancer + Blood Ankeny Clinic (purchase) | |
| John Stoddard Cancer Center (purchase) | |
| MercyOne Richard Deming Cancer Center (purchase) | |
| Mission Cancer + Blood Waukee Clinic (purchase) | |
| Pella Regional Health Center (purchase) | |
| UI Health Care - ACT Circle Services Building (purchase) | |
| UI Health Care - ACT Circle Office Building (purchase) | |
| UI Health Care - Urbandale (purchase) | |
| UI Nagle-Duda Gymnastics & Spirit Squads Training Center | |
| John W. Colloton Pavilion – Emergency Department Expansion | |
| UI Duane Banks Baseball Stadium – Clubhouse Addition | |
| ISU Therkildsen Industrial Engineering Building | |
| ISU Kent Feed Mill – Grain Center | |
| ISU Kent Feed Mill – Motor Control Building | |
| ISU Bruce McKee Indoor Volleyball Complex | |
| UNI Applied Engineering Building | |

**d. Replacement Cost of Facilities**

All Regent facilities span 43 million gross square feet (gsf) with a replacement cost of $26.3 billion. General Education Fund (GEF) facilities total 44 percent of that or 19 million gross square feet with a replacement cost of $11.8 billion.

Replacement costs play a key role in establishing a facility's deferred maintenance budget. The Board's *Policy Manual* §2.3 requires that universities annually budget 1.5 percent of a new facility's replacement cost to fund its future deferred and routine maintenance costs. This 1.5 percent is not intended to fund the current $1.4 billion deferred maintenance backlog.

Replacement costs are based on the $/gsf values to the right.

These replacement costs are an interpolation of construction cost data from the following construction industry experts.

- *R.S. Means* construction data, a subsidiary of Gordian
- APPA (Association of Physical Plant Administrators)
- U.S. Department of Defense
- *College Planning & Management* magazine
- Iowa Board of Regents' capital projects

| Building Category | Replacement Cost per gross square foot (gsf) |
|---|---|
| classrooms | $ 587 |
| offices | 493 |
| animal facility | 612 |
| athletics, recreation | 546 |
| day care | 423 |
| hospital | 1,300 |
| laboratory | 700 |
| laboratory service | 543 |
| library | 546 |
| medical clinic | 625 |
| museum | 609 |
| parking garage | 99 |
| performing arts | 805 |
| power plant | 2,119 |
| residence hall | 375 |
| shop, storage | 418 |
| student union | 507 |

**e. Age and Quality:** Gordian, a nationally known strategic planning and advisory firm specializing in higher education facilities, has consulted with all three universities at various times and tracks over 400 campuses in 44 states in the United States and four provinces in Canada. Gordian reports that there have been two major waves of construction over the last 64 years, 1961-1980 and 1991-2010, which stress higher education's ability to care for their facilities. Combined, these two waves account for 54 percent of deferred maintenance in all Regent facilities.

**Regent Construction: mid 1800's to present**

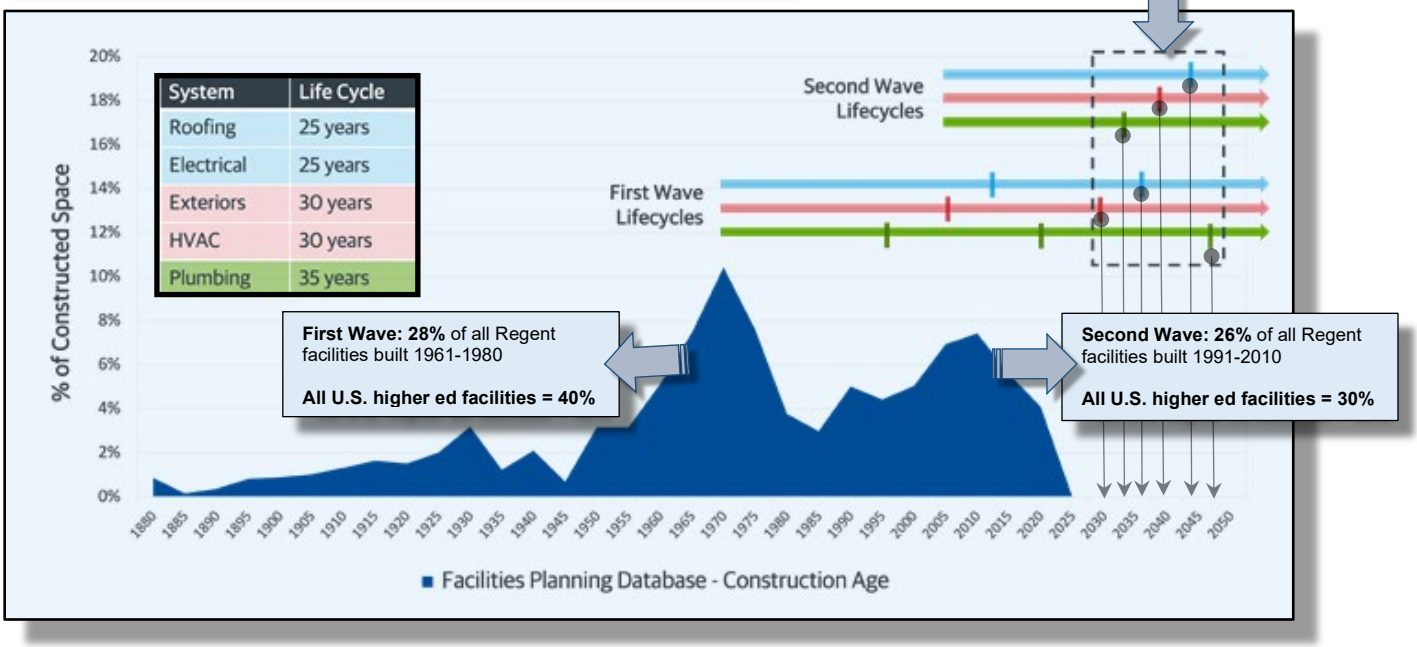
| Gross Square Feet (GSF) | GEF (Academic, Research, Administrative, including UI's Oakdale Campus) | | All Regent Facilities | |
|---|---|---|---|---|
| Years | GSF of original construction | % of Total | GSF of original construction | % of Total |
| mid 1800's-1930 | 3,261,350 | 17% | 4,782,617 | 11% |
| 1931-1950 | 712,410 | 4% | 1,396,337 | 3% |
| 1951-1960 | 600,922 | 3% | 1,825,072 | 4% |
| 1961-1970 | 2,614,525 | 14% | 7,137,478 | 16% |
| 1971-1980 | 3,395,054 | 18% | 5,407,365 | 12% |
| 1981-1990 | 1,579,206 | 8% | 3,959,037 | 9% |
| 1991-2000 | 2,097,755 | 11% | 5,069,528 | 12% |
| 2001-2010 | 2,393,087 | 12% | 6,056,046 | 14% |
| 2011-2020 | 2,262,221 | 12% | 6,147,696 | 14% |
| 2021-present | 305,811 | 2% | 1,491,317 | 3% |
| Total = | **19,222,341** | 100% | **43,272,493** | 100% |

GEF facilities are **44%** of all Regent facilities.

**First Wave** of Construction, 28% from 1961-1980

**Second Wave** of Construction, 26% from 1991-2010

Built during these two waves, many roofing, electrical, exterior, HVAC and plumbing systems will be ready for replacement from 2027-2047.




Gordian: *2022 State of Facilities in Higher Education*

Most U.S. campus buildings were constructed before 1975. The Regents' GEF average facility age is 49, while the average age of all facilities is 45 years. In any facility, age and the quality of the original construction are the two biggest contributors to deferred maintenance and fire safety deficiencies.

- **First Wave of Construction: 28 percent of Regent Facilities**

The "First Wave" of construction in the 1960s and 1970s represents 28 percent (see previous graph) of Regent GEF facilities and 40 percent of all campus construction in the United States. It was generated by the G.I. Bill of 1944 and the Baby Boomer Generation (persons born between 1946 and 1964). This construction wave is characterized by buildings that were built quickly, but poorly and now represent the Regents' single largest source of deferred maintenance. Now 42 to 61 years old, most of these facilities and/or their building components have reached or would soon reach the end of their useful lives. These buildings must be repaired, renovated or replaced to maintain competitive programs on Regent campuses.

This wave represents our "catch up" need in deferred maintenance.

- **Second Wave of Construction: 26 percent of Regent Facilities**

The "Second Wave" of construction from 1991 to 2010 represents 26 percent (see previous graph) of Regent GEF facilities and 28 percent of all campus construction in the United States. It was generated by the increasing enrollment of millennials (persons born between 1981 and 1996), who had new higher education expectations, including a higher demand for newer technologies and more collaboration. This wave produced buildings that met those needs, were much more energy efficient and were much more "high tech." However, these buildings require much more routine and major maintenance to keep their more sophisticated systems operating at optimal levels.

This wave represents our "keep up" need in deferred maintenance.

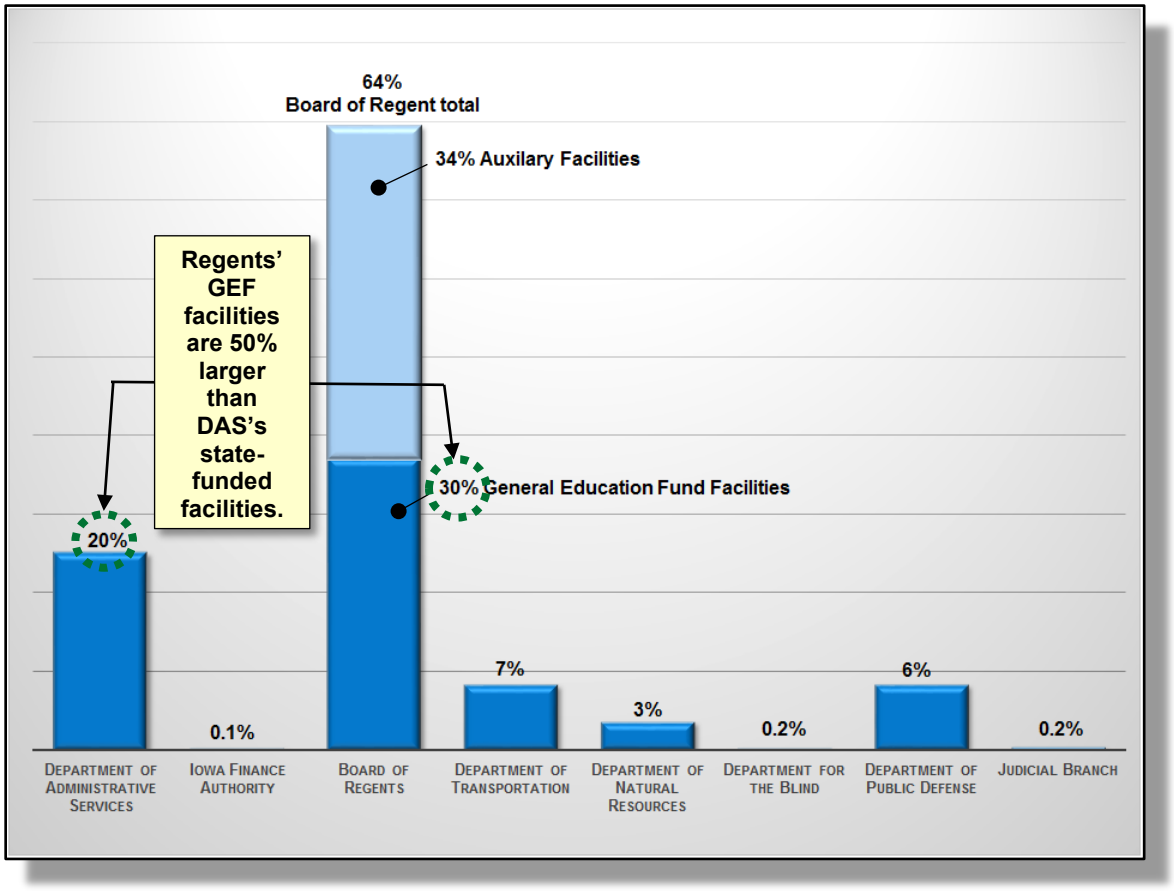
In summary, the Regent's "catch up" needs (28 percent from the First Wave) and "keep up" needs (26 percent from the Second Wave) make up 54 percent of all outstanding deferred maintenance in Regent facilities.

**3. State-Funded Square Footage Comparison:** Regents and Seven Other State Agencies

The following graph compares the amount of state-funded (appropriations and/or Academic Revenue Bonds (ABRs)) square footage of eight state of Iowa agencies. It does not include the Iowa Department of Education.

When adding the Regents' auxiliary or self-supported facilities on top of the Regents' GEF square footage, the Iowa Board of Regents owns, operates and maintains 64 percent of all square footage at these eight state agencies. Auxiliary facilities include the University of Iowa Hospitals and Clinics, utilities, athletic facilities, residence halls, recreation facilities, parking, student unions and the Iowa State University Agricultural Experiment Station.

**State of Iowa-Funded Vertical Infrastructure***
percentage of square feet




* As of 2019 and does not include the Department of Education

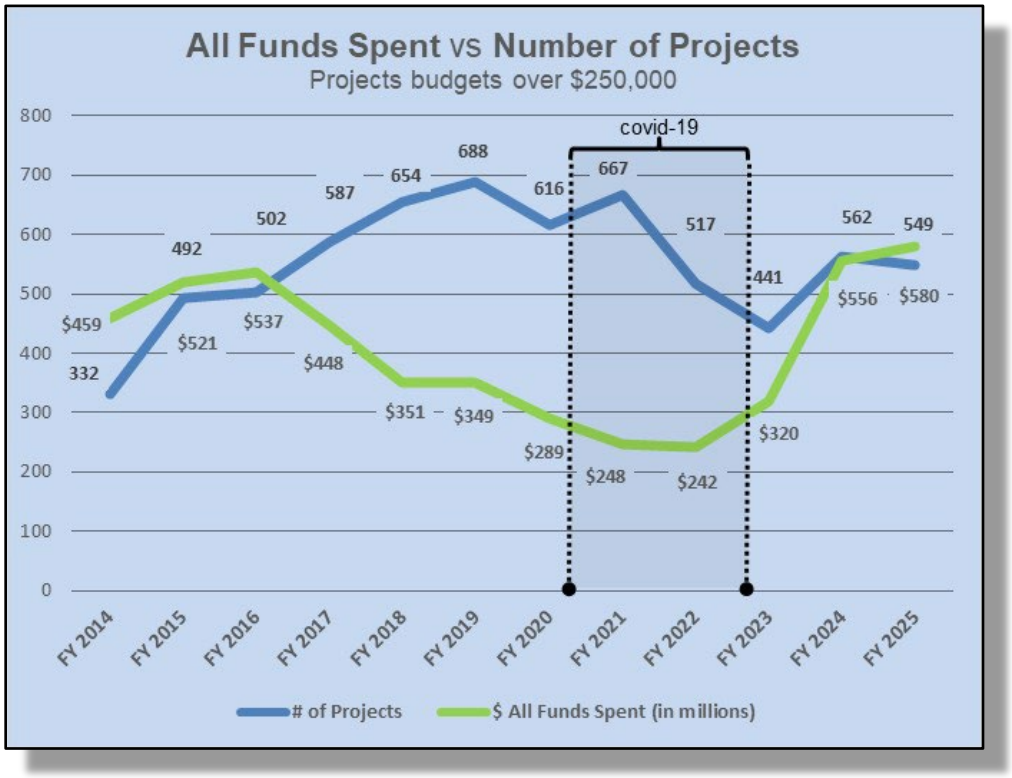
As shown above, the Regents have 50 percent more state-funded vertical infrastructure facilities than the Iowa Department of Administrative Services (DAS).

**4. All Funds Spent**

“All Funds” literally include every source of funding for capital project budgets over $250,000.

Those sources of funds include state appropriations, a portion of General Funds allocated to deferred maintenance called Capital Renewal Funds, Institutional Roads Program funds funded by the Iowa DOT’s Road Use Tax Fund (RUTF), gifts and grants, Treasurer’s Temporary Investments (TTI) income, residence halls, athletics, utilities, telecommunications, Academic Building Revenue (ABR) Bond proceeds, proceeds from other revenue bonds, University of Iowa Hospitals and Clinics (UIHC) building usage funds and UIHC revenue bonds.

In FY 2025, all three universities spent a combined total of $580 million on capital projects, which is a 4 percent increase from last year’s $556 million.



## 5. Space Utilization

| Space Utilization | | University Classrooms | | | Laboratories | | |
|---|---|---|---|---|---|---|---|
| | | UI | ISU | UNI | UI | ISU | UNI |
| Rooms | # of Rooms | 346 | 207 | 118 | 168 | 358 | 120 |
| | Average Room Periods Used per Week | 23.4 | 20.7 | 17.4 | 14.6 | 11.4 | 11.1 |
| Seats | # of Seats | 17,809 | 14,232 | 5,881 | 4,848 | 8,882 | 3,691 |
| | Utilization of Seats when Room is Occupied | 60% | 63% | 72% | 54% | 74% | 67% |

### General Strategies for Optimal Use of Facilities

a. Each university should adopt general principles, consistent with the Board's and each university's strategic plan, regarding space assignment and scheduling of classes, and should inform the campus community. Each university should also ensure that its policies and procedures regarding space are consistent with these principles.

b. The universities should use their appropriate campus committees to stimulate discussions on improving the utilization of campus space and facilities and to provide recommendations to the university administration.

c. Space planning should continue to be a university responsibility and be part of comprehensive long-range campus planning, which includes an analysis of the quality, quantity and location of the space.

d. Requests for new space should continue to be documented and justified on a functional need basis with a demonstration that the identified program need cannot be met more economically through more efficient use of existing space or renovation, consistent with the Board policy.

e. Each university should review its existing utilization data when planning for new or renovated space. To the greatest extent possible, objective measures should be used to determine space needs. These objective measures could include benchmarking data or objective models, supplemented by further analyses and specialized studies.

f. Each university should consider the development of policies regarding office space for part-time employees, including adjunct faculty, graduate students and emeritus faculty.

g. Each university should keep and utilize project guidelines for the size of offices as each new construction or renovation project is conducted.

h. Each university should submit with its request to lease space an explanation of how campus spaces were first examined and what spaces were found unsuitable.

i. Classrooms, class laboratories and other facilities should be designed and scheduled for optimal utilization given program needs and student expectations.

j. The universities should strive to design efficient facilities, providing for as much usable (net) square footage as reasonably possible within the gross square footage and program goals.

k. Universities should be as thorough and innovative as possible in their allocation and reallocation of space within their existing physical plants.

l. For those facilities thought to be obsolete, the universities should, of course, assess the building's physical condition, but also its contribution to the university's mission, heritage and potential for reuse. Based upon this assessment, each university should determine whether it is prudent to retain such facilities or raze and recycle them.

**University of Iowa**

- Optimal Utilization of Space
  The review, analysis, assignment, and management of UI campus space plays a significant role in the success of university programs. Effective and efficient utilization of this limited resource relies on a collaborative partnership between campus programs and the Campus Planning and Development Office. The team approach supplemented by formal space planning policies and procedures help align programmatic needs with space assignments in support of institutional objectives.

- Campus Master Plan
  To balance and align current space needs with long-range goals, decisions about space are reviewed and coordinated with the Campus Master Plan. The Master Plan is driven by each unit's current operating needs as well as the unit's strategic aspirations. Campus Planning and Development and the Office of the Provost recently revised the approach to Master Planning to strengthen the alignment of the University's programmatic needs with the physical assets that are required to support them. The new approach provides opportunities to address program needs in an adaptable, efficient, and cost-effective manner. Space needs are then addressed through the ongoing University Space Plan which considers the University goal to improve facility use, quality of buildings, site and infrastructure.

- Institutional Space Planning
  The University has refined the structure and processes to facilitate a more strategic and optimized approach to the utilization and assignment of campus space. Campus Planning and Development is working with Provost Office, Dean's Council, and other campus programs to manage the University's ongoing Space Plan. New space use policies are being established so there is more sharing amongst all units (academic and support). Space planning and evaluation guidelines are also under draft for all mission critical space.

- Reassignment
  Campus Planning and Development works directly with the Office of the Provost, Office of the Vice President for Research, departmental executive officers, college deans, and others regarding space allocations and assignments. The University Space Committee reviews all major space reassignments to assure each is justifiable and aligns with the Campus Master Plan and University Strategic Plan.

- Programming
  Campus Planning and Development is responsible for coordinating programming efforts in support of major capital projects. This work includes evaluation of space uses, benchmarking of space standards, both within the University and with peer universities, and coordination of project-specific programming. Staff may work with private sector professional consultants

when necessary. A new two-step approach is being used to improve the programming process for capital projects. Step 1: the Feasibility Study is being beta tested on several projects during the Pre-"Permission to Proceed" phase. Step 2: the full Program Plan, to include long-term investment, ownership and operating impacts, follows feasibility once a plan is approved by campus leadership. The programming efforts set detailed expectations for the design process.

- Space Information
  The University of Iowa's Space Information Management System (SIMS) provides the central master record of campus space, including the University Hospitals and Clinics. This data supports the Facilities and Administrative cost survey that is used to negotiate the University's federal indirect cost recovery rate. An increase of just one percent in this rate can mean millions of dollars in additional external funding. It is also used to calculate operating costs and building replacement costs for insurance coverage. SIMS embeds data into floor plans, with a goal of increasing efficiency. Building Information Modeling (BIM) data would be incorporated into the drawings, and SIMS would integrate with the computerized maintenance management system to improve maintenance cost calculations and provide ready access to accurate information on building systems.

**Iowa State University**

- Optimal Utilization of Space
  Iowa State University has adopted policies, procedures, and practices to provide for the optimal utilization of existing campus facilities. Real Estate and Capital Planning (RECP) - Space Planning and Management maintains the University's space inventory database. This database is essential for analyzing space utilization and providing strategic advice to the University administration. By ensuring the effective and efficient use of space, the University can address current and future programmatic needs, which is vital for the institution's growth and adaptation to changing requirements.

- Space Allocation
  Space is a limited resource owned by the university and available for reallocation to support the university's mission. RECP - Space Planning and Management provides recommendations for the effective and efficient use of university facilities and supports the Senior Vice President and Provost and the Senior Vice President for Operations and Finance in allocating space to colleges, departments or other university units.

  Through the Strategic Facilities Planning effort, ISU space-use codes were updated along with training materials. Space Planning and Management staff collect space data from across the university annually; the space-use codes and training materials are available to all units to ensure alignment.

- Space Conversion
  Advance notice and approval of facility conversion or renovation enhances the University's ability to manage space. The conversion or renovation of space from one function to another requires notification to RECP Space Planning and Management. Similarly, RECP staff are involved with discussions related to contracting space or commitments to new staff, which ultimately requires additional space beyond that already assigned.

- Resource Management Model
  The Resource Management Model assigns income and expenses to major organizational units of the University. One of the elements of the model is units pay the operating costs of space used.

The President, advised by the Capital Project Advisory Committee, is the final authority on use of existing space and development of new space.

**University of Northern Iowa**

The information provided is based on the University's space management database as of June 1, 2025. The University retained a space management consultant, Ayers Saint Gross (ASG) of Washington, D.C., to update the space inventory and verify utilization rates, number of rooms, number of stations and square footage calculations. UNI has also initiated numerous space utilization studies including the South Campus, West Campus, ITTC/Bartlett, Commons, and McCollum Science Hall.

Additionally, the University of Northern Iowa has created the Office of Planning and Space Management to provide ongoing facilities space planning, space allocation, and facility data information to ensure that university resources are planned, maintained, and managed in a way that contributes to its mission and desired student outcomes.

The University of Northern Iowa has established Principles and Procedures for Space Assignment. These state that building space on campus is university space and is to be utilized for the maximum benefit of the institution. Space is to be utilized so that it maximizes resources consistent with the University Strategic Plan.

The assignment of instructional space rests with the Registrar's Office. While the Registrar may assign priority use of classrooms and labs to individual units, the space remains university space, and the Registrar retains the authority to schedule the space when not otherwise in use.

Assignment of academic space is the purview of the provost and non-instructional space is made by the division vice president to whom the space is assigned. Principles for non-instructional space state that landscape open office concepts would be utilized as much as possible for administrative functions and for adjunct faculty, graduate students, and emeritus faculty space. Assignment of emeritus and adjunct faculty office space is on a space available university-wide basis. The standard faculty office is 120 sq. ft.

The Facilities Planning Advisory Committee, composed of members representing each university division, the Academic Affairs Council, the Council of Department Heads, the Faculty Senate, and the Northern Iowa Student Government consider capital project priorities and the assignment of space and forward recommendations for consideration by the President's Cabinet.

The Facilities Management Department (FM) works with campus stakeholders on capital projects to maximize outcomes. For example, FM has coordinated with the Registrar's Office on all major capital projects to determine appropriate classroom and lab needs. Attention is given during planning to maximize usable space in facilities for a high net to gross square foot ratio. Energy use and sustainability are also key elements in the facilities planning process.

## 6. Interinstitutional Collaboration on Facilities

a. Electronic Bidding:
Since January 2018, all Regent capital projects utilize an online bidding system called *Bid Express*®, the same system used by the Iowa DOT. Across all three universities and the Board Office, this system saves the Regents $100,000 per year over paper bids through less administrative time, no mailings, no copying, no paper, and no bidding errors nor bid disputes. The Regents bid 200 capital projects per year.

- Also, depending on the number of times a contractor bids on Regent projects, their private firm saves time and money for the same reasons, including fewer in-person bid openings and fewer bidding mistakes.

b. Electronic Signatures:
Since September 2018, all Regent capital projects utilize the electronic signature software *DocuSign*®. Across all three universities and the Board Office, this saves the Regents over $34,000 per year over wet signatures through less administrative time, no copying, no mailings, no paper, no missed signatures and no waiting on mailed documents.

- In FY 2025, we processed 320 facility DocuSigns® across 251 workdays or 1.3 per workday.

c. Electronic Meetings:
Since 2018, the quarterly in-person Interinstitutional Facilities Meetings have moved to virtual *Zoom*® meetings. Across all three universities and the Board Office, this saves the Regents over $15,000 per year through no transportation time, no transportation costs and no meeting expenses.

d. Indefinite Services (IS) Agreements (Five Years) for Design Professionals:
In June 2023, the Board approved the use of “Indefinite Services Agreements,” which allows the universities to perform a one-time formal Design Professional Selection Process to start five-year agreements with architects, engineers and building commissioning agents on a wide variety of projects with budgets under $5 million. There are currently 15 groups of these agreements.

- Those 15 groups include categories such as General Architecture, Structural Engineering, Civil Engineering, Lab Design, Building MEPT (mechanical, electrical, plumbing and telecommunications), Building Envelope Commissioning and MEPT Commissioning.

- Three of the 15 groups are specifically for University of Iowa Hospitals and Clinics to fit a hospital’s unique building type, highly technical infrastructure and schedule.

- Regent administrative costs have been reduced by eliminating the traditional four to eight weeks of advertising, submittal processing, interviews and administrative time. The Design Professional on-boarding process has been drastically sped up using the IS Agreements.

e. Capital Project Management

- In July 2021, ISU and UNI finished the replacement of outdated internal contract management software: *FAMIS*®*, Centric*® and *EasyNetPay*®. *FAMIS*® and *Centric*® have been used by both universities for the last 20 years. Both universities are now in their fourth year of using *FAMIS360*®. Additionally, ISU uses *Lucernex*®, while UNI has adopted *eBuilder*®.

- UI continues to provide capital project oversight on Iowa Lakeside Laboratory capital projects.

- UI, ISU and UNI utility staff collaborate on a quarterly basis to identify common utility issues, share best practices and provide consultation on current challenges.

- Through the Iowa Chapter of APPA (Association of Physical Plant Administrators), staff from the three institutions collaborated with other Iowa higher education institutions to provide on-line facilities management professional development opportunities and annual in-person conferences.

- Building maintenance, grounds and custodial staff continue to meet annually to share planning strategies, information and best practices.

- On-going monitoring of state licensure requirements for staff, including electricians, plumbers, HVAC technicians, fire alarm system installers and elevator mechanics to assure applicability and compliance for all Regent universities.

- All universities share the *FleetCommander*® fleet management system providing motor pool reservations along with vehicle maintenance and fuel usage management.

- The Board's *Policy Manual* §2.3 "Property and Facilities" continues to be updated to remain current with the *Iowa Code*, reflect evolving design and construction practices and simplify administrative processes.

f. Environmental Testing and Hazardous Waste Disposal:
All universities continue to share service contracts for environmental testing, hazardous and universal waste disposal, electronic waste recycling and boiler water treatment.

g. Renewable Fuel: Miscanthus:
UI and ISU continue the development of Miscanthus; a fast-growing dedicated energy crop grown by local farmers and used as a biofuel replacement of coal at the UI's Power Plant.

- Miscanthus grass was selected as a source of alternative energy for the University of Iowa in partnership with Iowa State University's Agronomy Department and AgGrow Tech, a private firm who is a leader in Miscanthus technology and production.

- One acre of Miscanthus grass displaces 8,000 pounds (4 tons) of coal. Since 2013, UI has planted over 1,200 acres, displacing 9.6 million pounds (4,800 tons) of coal.

h. Routine Maintenance, Cleaning Supplies and other:
All universities collaborate on a routine maintenance repair and operations contract (MRO) with W.W. Grainger, who provides a wide variety of equipment and routine maintenance supplies.

All universities also work in partnerships to purchase facility cleaning chemicals through a contract with Supply Works.

The universities continue to collaborate in writing vehicle specifications, coordinating vehicle purchases and purchasing vehicle fuel with DAS and IDOT.

All universities collaborate to purchase electrical supplies through Crescent Electric, air filters through Tri-Dim and office furniture through multiple suppliers.

## 7. Fire and Environmental Safety

Fire and environmental safety standards are established by the *State of Iowa Building Code*, which is part of the *Iowa Code*. DIAL, Iowa Department of Inspections, Appeals and Licensing, and the Iowa Occupational and Safety Act (IOSHA), a division of Iowa Workforce Development, implement those standards by teaming with Regent facility personnel and local fire departments. Fire and environmental safety deficiencies are identified during scheduled site visits with one or more of these agencies.

**a. Fire Safety:** Potentially life-threatening deficiencies are promptly addressed and corrected, or the facilities are closed, until they can be made safe. Lesser risks are prioritized using multiple factors, including hazard assessments and regulatory requirements. Corrective work is undertaken as funds are available, or as part of a renovation project.

Iowa Department of INSPECTIONS APPEALS & LICENSING

Through Governor Reynold's July 2023 government reorganization per Senate File 514, the authority having jurisdiction over Regent facilities changed from the State of Iowa Fire Marshal's Office to the Iowa Department of Inspections, Appeals and Licensing (DIAL).

DIAL has oversight for permitting, licensing and inspection for the following areas:

- fire safety,
- fire prevention inspections,
- building code,
- electrical and
- fireworks.

Fire safety inspections at Regent facilities are conducted on a biannual basis by DIAL directly or with the assistance of city fire departments, local building officials and Regent universities.

| Latest Fire Safety Inspections biannual | |
|---|---|
| University of Iowa [1] | = 2025 |
| UIHC [2] | = 2025 |
| Iowa State University [3] | = 2024 |
| University of Northern Iowa [4] | = 2024 |
| Iowa Lakeside Labs [5] | = 2024 |

[1] DIAL, City of Iowa City and the UI conduct inspections biannually.

2 DIAL, City of Iowa City and the UI conduct inspections at UIHC biannually. Also, the Joint Commission conducts unannounced surveys of UIHC's life safety systems every three years.

3 In 2017, DIAL authorized ISU's Environmental, Health & Safety (EH&S) to conduct fire safety inspections at ISU biannually.

4 DIAL and UNI conduct fire safety inspections at UNI biannually.

[5] UI Fire Safety Coordinator and Iowa Lakeside Labs conduct fire safety inspections biannually.

Each institution systematically maintains and prioritizes a list of fire safety issues and updates it as issues are resolved or discovered. Additions to the list often occur when the use of a space changes; when, for example, an office changes to a wet lab.

Should DIAL issue a fire safety citation, those can be classified as:

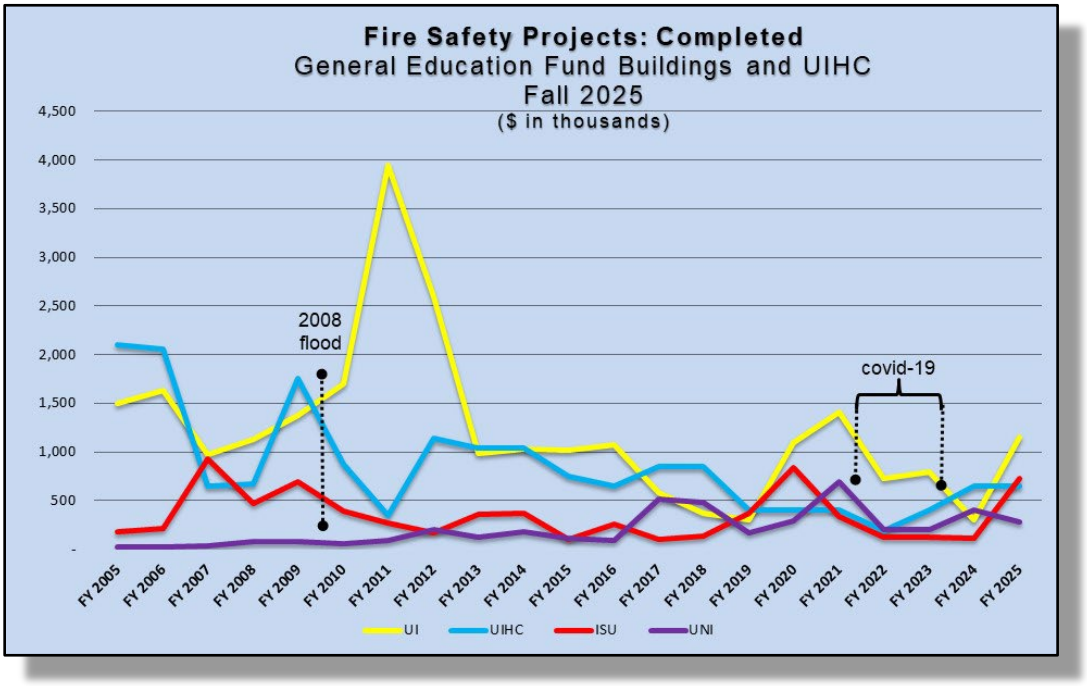
- User: housekeeping or procedural items such as use of a doorstop to prop open a door
- Maintenance: items requiring no design and minimal expense, such as door repairs
- Other deficiencies: items for which the correction requires an outlay of funds beyond facility management maintenance funds; items are documented and prioritized

**b. Environmental Safety:** Environmental compliance at the universities is overseen by IOSHA, Environmental Health and Safety (EH&S), Facilities Management personnel and the Office of Risk Management.

Many environmental safety issues come directly from facilities. Issues include asbestos, lead, Underground Storage Tanks, Spill Prevention, Control, & Countermeasure (SPCC) Plans, Storm Water Pollution Prevention Plans (SWPPP), Polychlorinated Biphenyls [(PCBs) banned in 1978 and found in fluorescent light ballasts, floor mastic and caulking in 1950-1970 buildings], mercury, the Clean Air Act and radioactive sites. Environmental safety deficiencies are identified by campus personnel and regulatory entities and corrected by the universities as required.

Asbestos abatement continues to be one of the most common and costly environmental safety issues. For example, Iowa State University spent $75,000 in FY 2025, down 46 percent from last year's $138,995. ISU plans to spend $425,000 on GEF asbestos abatement in FY 2026.

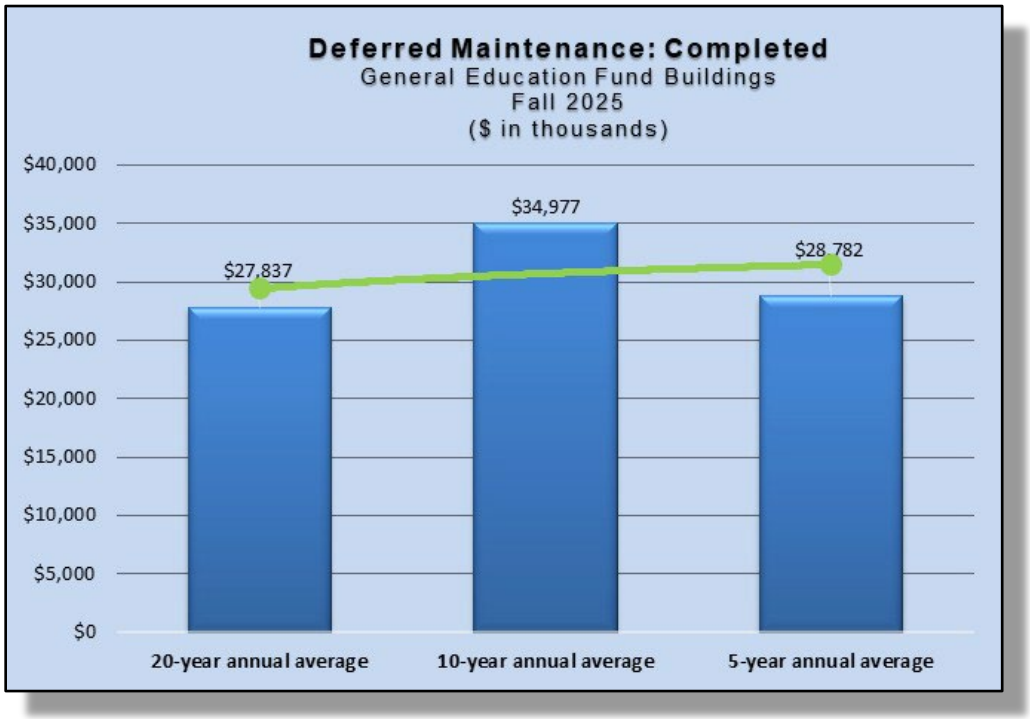
**c. Fire Safety Projects: Completed**
All three universities completed a total of $2.83 million in FY 2025 in GEF fire safety projects, which is up 93 percent from last year's $1.47 million. In comparison, the 20-year average is $2.57 million.




Looking forward to FY 2026, over $2.7 million in fire safety projects are planned.

**Fire Safety** vs **Deferred Maintenance**


From the 20-year average to the 5-year average, the decline in fire safety spending is a positive trend, indicating that the universities are successfully eliminating fire safety hazards and allowing for the redirection of these funds to deferred maintenance projects.



**d. Fire Safety Projects: Outstanding**

Outstanding fire safety projects include items identified by DIAL, Iowa City Fire Department, Environmental Health & Safety and institutional departments authorized by DIAL to conduct fire inspections. It excludes work in buildings to be demolished, and buildings with waivers from DIAL.

**Fire Safety Projects: Outstanding [1]**
General Fund Buildings
Fall 2025
($ in thousands)

| | UI[2] | ISU | UNI | Total |
|---|---|---|---|---|
| **Fire Safety Projects** | $1,335 | $1,033 | $327 | **$2,695** |

[1] Items identified by DIAL, city fire inspection officials and university fire inspection officials, excludes pending demolitions and special DIAL waivers.
[2] Does not include UIHC.

This $2.7 million in outstanding fire safety projects is a 64 percent decrease from last year's $7.6 million.

**e. Comments from the Universities on Fire Safety and Environmental Safety Projects**

**University of Iowa**

Iowa Department of Inspections, Appeals and Licensing (DIAL) and Facilities Management's Fire and Life Safety Department (FM FLS) work together to ensure compliance with fire safety codes in General Fund and other campus facilities. Design and Construction teams include them for plans and designs of new buildings, as well as renovation projects, so they can be reviewed for code compliance and checked for outstanding fire safety deficiencies. When fire safety deficiencies need to be incorporated into a project, they are formally communicated to the project's design manager, and design professional in the planning stages of projects. These individuals routinely consult with UIDPS and FM FLS to resolve challenges to fire safety deficiencies.

Under the UI fire safety program, buildings are continually inspected and evaluated.

- Bi-annual basis by inspectors from DIAL with assistance from the UI Fire Safety Coordinator. In addition to bi-annual inspections, construction and pre-occupancy inspections are being conducted by DIAL with the assistance of the UI Fire Safety Coordinator. These inspections evaluate newly constructed or renovated buildings prior to occupancy and have mitigated the possibility of finding major deficiencies during future inspections.

- Iowa City Fire Department (ICFD) conducts annual inspections of each campus building focusing on the prevention of fire incidents and becoming familiar with UI buildings for emergency response purposes. The ICFD inspection reports are categorized, and corrections are made in 30 days after issuance to the user group or Facilities Management.

- FM FLS conducts monthly inspections of the buildings they service, as well as Semi-Annual and Annual Fire Alarm inspections, and annual fire protection inspections.

The University continues to provide maintenance and periodic replacement of building fire safety systems, including fire detection, sprinkler, and suppression systems, along with portable fire extinguishers. During recent years, Facilities Management's Fire Safety Inspectors have identified minor fire code deficiencies during their normal monthly tours checking fire equipment in GEF buildings. They bring the issues to the attention of the user group or make the necessary work orders upon completion of the building's inspection. These deficiencies are then corrected within a short period.

On a regular basis, corrections report(s) from the latest state fire inspection, and updates from previous reports are submitted to DIAL for approval. These plans are a continuation of the annual agreement between the University and DIAL, which identifies each deficiency from the inspection reports with corrections and timetables noted.

**Iowa State University**
Iowa State University's most recent DIAL Inspection report (2024) has been sent to the Board of Regent's office. Starting in 2017, Iowa State University's Environmental Health & Safety (EH&S) Fire Safety group began conducting these inspections under the authority of the State Fire Marshal's Office. That authority was turned over to DIAL in July 2023.

- *Process Used to Incorporate Fire Safety Deficiencies into Renovation Projects*

EH&S works to ensure compliance with fire safety codes in General Fund facilities. All plans and designs for new buildings and renovation projects are reviewed for code compliance and checked for outstanding fire safety deficiencies. Fire safety deficiencies needing to be incorporated into a project are formally communicated to the project designers and engineers. Project designers and engineers routinely consult with EH&S to resolve challenging fire safety deficiencies in the early planning stages.

- *Fire Safety Deficiencies*

During FY25, $734,000 was spent on health and life safety projects for General Fund facilities. In FY26, $1,033,000 will be expended on General Fund facilities. The most current estimate to correct remaining fire safety deficiencies identified by DIAL in General Fund facilities is $2,600,000. This estimate includes the cost of adding sprinkler systems to five buildings to address fire corridor deficiencies cited in the inspection. Correcting fire safety deficiencies comes from the overhead use fund and the capital renewal fund, identified explicitly as the Health and Life Safety Project accounts.

- *Asbestos*

Asbestos removal is required when remodeling and renovation projects disturb asbestos-containing material (ACM). Scheduling asbestos removal when buildings are being renovated has proven to be cost-effective and time-efficient because the asbestos work is planned to coincide with other major disruptions in a building. During FY25, $75,000 was expended for asbestos removal from General Fund facilities (Table 4a). In FY25, it is estimated that $425,000 will be expended on asbestos abatement for General Fund facilities (Table 4b). The cost to remove all ACM from General Fund facilities is estimated at $5,500,000.

Asbestos removal not associated with renovation is managed under an operations and maintenance (O&M) program. ACM needing repair are submitted to Facilities Planning and Management, where funds are identified for removal/repair. These repairs are required while asbestos is managed in place until significant renovation projects can allow for the complete removal of the ACM.

- *Underground Storage Tanks*

Transportation Services operates and maintains two regulated underground storage tanks, the last remaining on university property. These double-wall fiberglass-reinforced plastic fuel tanks were installed in July 1988; the underground piping and distribution systems were completely replaced in August 2010. State and Federal regulations require operator training, leak detection sensors, spill prevention equipment, monthly checks, annual certification, and biennial third-party inspections of the fuel storage and distribution systems. Because of these preventive measures, the university has operated these tanks incident-free for many years. No additional installations of underground tanks on university property are under consideration.

- *Polychlorinated Biphenyls (PCBs)*

Two PCB-containing transformers were decommissioned in August of 2024. Each transformer contained approximately 391 gallons of PCB-containing oil which was recovered for proper disposal. The cost of decommissioning and disposal of these two transformers was $11,045. Small sources, such as light ballasts and capacitors, continue to be collected for proper disposal as they are removed from service. ISU continues segregating non-PCB ballasts from PCB-containing ballasts, significantly reducing disposal costs. Any oil-filled equipment scheduled for decommissioning is tested for PCBs before removal.

**University of Northern Iowa**

- *Process Used to Ensure Fire Safety Deficiencies are Included in Renovation Projects*

The University of Northern Iowa identifies and addresses environmental safety deficiencies through its Office of Risk Management and Environmental Health & Safety (EHS). EHS conducts regular inspections of facilities and works with external entities inspecting campus for deficiencies like the Iowa Department of Inspections, Appeals and Licensing. EHS also provides training to university employees on how to safely identify environmental safety deficiencies and works to promote a safety culture that encourages members of the campus community to report any suspected safety deficiency observed on campus.

- *Environmental Safety*

The University of Northern Iowa identifies and addresses environmental safety deficiencies through its Office of Risk Management and Environmental Health & Safety (EHS). EHS conducts regular inspections of the University's facilities and works with external entities inspecting campus for deficiencies like the Iowa Department of Health and Human Services.

EHS also provides training to university employees on how to safely identify environmental safety deficiencies and works to promote a safety culture that encourages members of the campus community to report any suspected safety deficiency observed on campus.

- *Asbestos*

The University has in place an Asbestos Management Plan that addresses any operation, including maintenance activities, involving the potential or actual disturbance of asbestos containing materials. This plan complies with all state and federal regulations, including those promulgated by Iowa OSHA, OSHA and the EPA.

- *Underground Storage Tanks*

No underground storage tanks exist on the UNI campus.

- *Polychlorinated Biphenyls (PCBs)*

No large equipment containing PCBs exist on the UNI campus.

## 8. Deferred Maintenance

Deferred maintenance in higher education is not just a Regent issue, but a national issue. Regardless, minimizing and eliminating deferred maintenance is a high priority for Regent universities and the Board Office.

**Definition of Deferred Maintenance:**
*"The repair or replacement of all, or part of an existing capital asset, which was not repaired or replaced at the appropriate time, because of lack of funds."*

Deferred Maintenance Data Collection: To determine deferred maintenance, Regent universities break down each facility by its building components and assess those individually, according to the following categories.

**UNIFORMAT Classification of Building Components**[1]

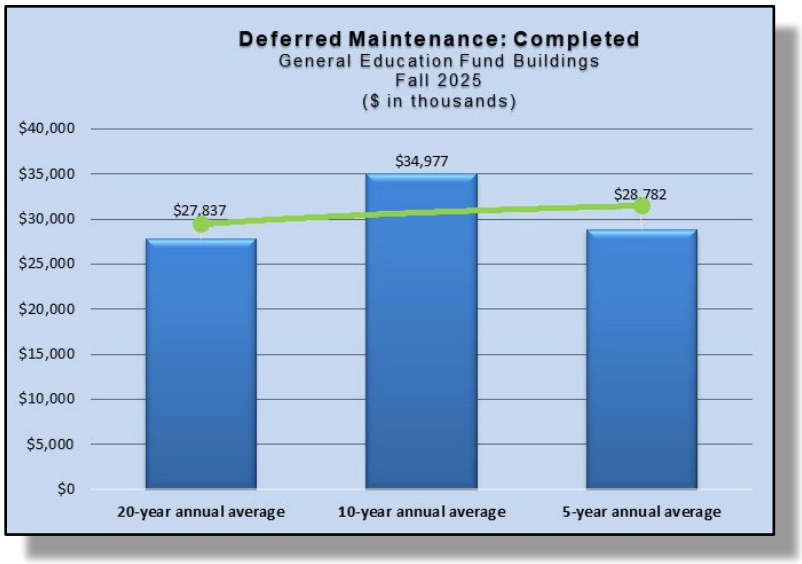
| | |
|---|---|
| A. Substructure | A10 – Foundations |
| | A20 – Basement Construction |
| B. Building Envelope | B10 – Superstructure |
| | B20 – Exterior Enclosure |
| | B30 – Roofing |
| C. Interiors | C10 – Interior Construction |
| | C20 – Stairs |
| | C30 – Interior Finishes |
| D. Services | D10 – Conveying |
| | D20 – Plumbing |
| | D30 – HVAC |
| | D40 – Fire Protection |
| | D50 – Electrical |
| E. Equipment & Furnishings | E10 – Equipment |
| | E20 – Furnishings |
| F. Special Construction & Selective Building Demolition | F10 – Special Construction |
| | F20 – Selective Building Demolition |
| G. Sitework | G10 – Site Preparation |
| | G20 – Site Improvements |
| | G30 – Site Mechanical Utilities |
| | G40 – Site Electrical Utilities |
| | G50 – Other Site Construction |

[1] UNIFORMAT is a trademark of the Construction Specifications Institute (CSI).

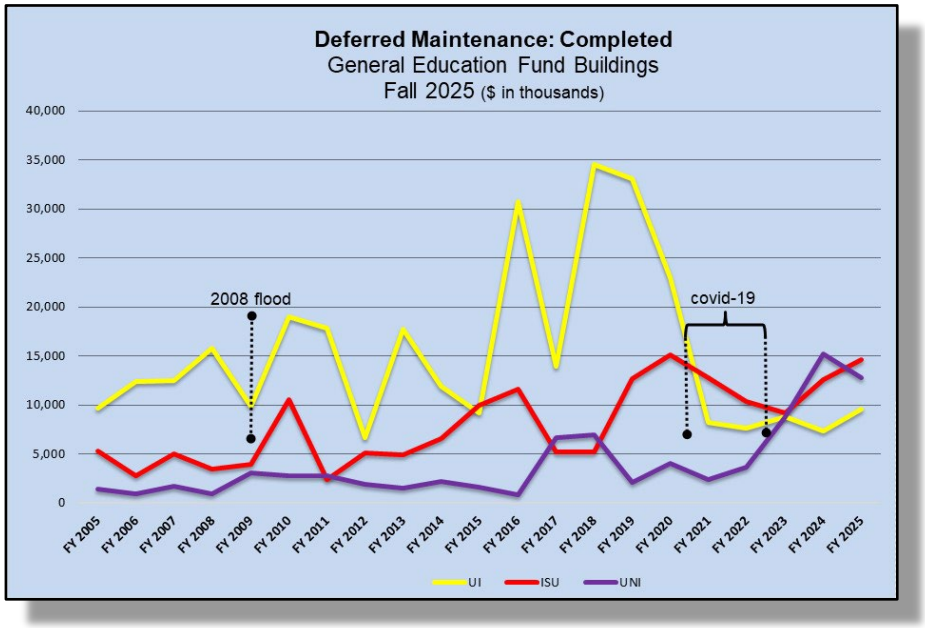
Data collected includes the construction inflation rate, cost to replace a single piece of equipment and square footage.

**a. Deferred Maintenance: Completed**

Over the last 20 years, the Regents have completed an average of $28 million per year in deferred maintenance projects. While that average has improved through the five and ten year averages, the Regents are not catching up to their $1.52 billion backlog.




FY 2025 was strong as Regent universities completed $37 million on GEF deferred maintenance projects, which is up 6 percent over last year's $35 million.




**Deferred Maintenance Projects: Completed***
**General Education Fund Buildings and Utilities**
**($ thousands)**

| | UI | ISU | UNI | Total |
|---|---|---|---|---|
| FY 2005 | $9,696 | $5,253 | $1,400 | $16,349 |
| FY 2006 | 12,435 | 2,765 | 965 | 16,164 |
| FY 2007 | 12,464 | 4,966 | 1,710 | 19,140 |
| FY 2008 | 15,781 | 3,499 | 910 | 20,190 |
| FY 2009 | 9,847 | 3,936 | 3,023 | 16,806 |
| FY 2010 | 19,046 | 10,522 | 2,758 | 32,326 |
| FY 2011 | 17,805 | 2,422 | 2,798 | 23,026 |
| FY 2012 | 6,648 | 5,106 | 1,891 | 13,645 |
| FY 2013 | 17,766 | 4,906 | 1,525 | 24,196 |
| FY 2014 | 11,931 | 6,522 | 2,178 | 20,630 |
| FY 2015 | 9,214 | 9,981 | 1,656 | 20,851 |
| FY 2016 | 30,794 | 11,579 | 857 | 43,230 |
| FY 2017 | 13,948 | 5,202 | 6,683 | 25,833 |
| FY 2018 | 34,572 | 5,247 | 6,992 | 46,811 |
| FY 2019 | 33,086 | 12,716 | 2,068 | 47,870 |
| FY 2020 | 23,004 | 15,121 | 3,993 | 42,117 |
| FY 2021 | 8,235 | 12,795 | 2,362 | 23,391 |
| FY 2022 | 7,650 | 10,348 | 3,612 | 21,609 |
| FY 2023 | 8,780 | 9,187 | 8,760 | 26,727 |
| FY 2024 | 7,375 | 12,572 | 15,259 | 35,205 |
| **FY 2025** | **$9,550** | **$14,640** | **$12,788** | **$36,978** |
| | $319,627 | $169,283 | $84,186 | $573,096 |

Deferred Maintenance Budget Development: Annually, universities budget 1.5 percent of a new facility's replacement cost to fund its future deferred and routine maintenance costs. This is an industry standard and is part of the Board's *Policy Manual* §2.3.

This 1.5 percent is intended only for new facilities, and not for the existing $1.52 billion deferred maintenance backlog coming from older facilities primarily constructed during the 1961-1980 (28 percent of Regent facilities) and 1991 – 2010 (26 percent of Regent facilities) building booms.

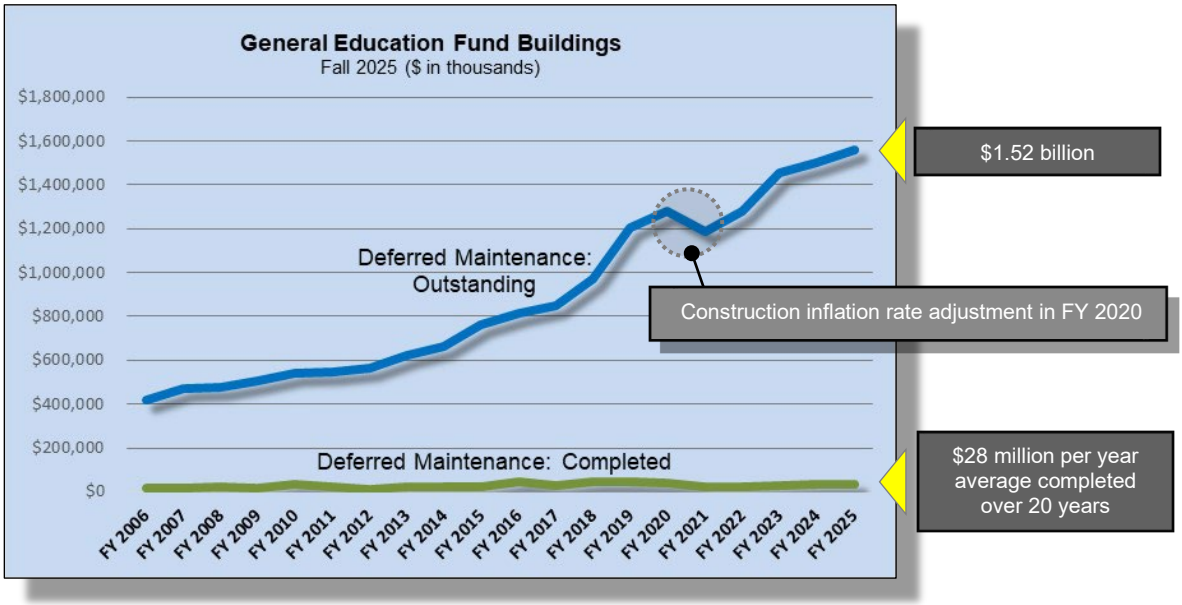
**b. Deferred Maintenance: Outstanding**

**Deferred Maintenance: Outstanding**
General Education Fund Buildings
Fall 2025
($ in thousands)

| | UI | ISU | UNI | Total |
|---|---|---|---|---|
| **Individual** | | | | |
| Buildings [1] | $415,533 | $748,659 | $205,249 | $1,369,442 |
| Utilities | - | 30,490 | 5,140 | 35,630 |
| Subtotal | $415,533 | $779,149 | $210,389 | $1,405,072 |
| **Included within Five Year Capital Plan (FY 2026 - FY 2030)** | | | | |
| Buildings [1] | $31,396 | $41,200 | $38,189 | $110,785 |
| Utilities | - | 4,000 | 529 | 4,529 |
| Subtotal | $31,396 | $ 45,200 | $38,718 | $ 115,314 |
| **Grand Total** | | | | |
| Buildings [1] | $446,929 | $789,859 | $243,438 | $1,480,227 |
| Utilities | - | 34,490 | 5,669 | 40,159 |
| Total | $446,929 | $824,349 | $249,107 | **$1,520,386** |

[1] Includes site work.

This $1.52 billion in outstanding deferred maintenance is a 3.6 percent increase over last year's $1.46 billion.

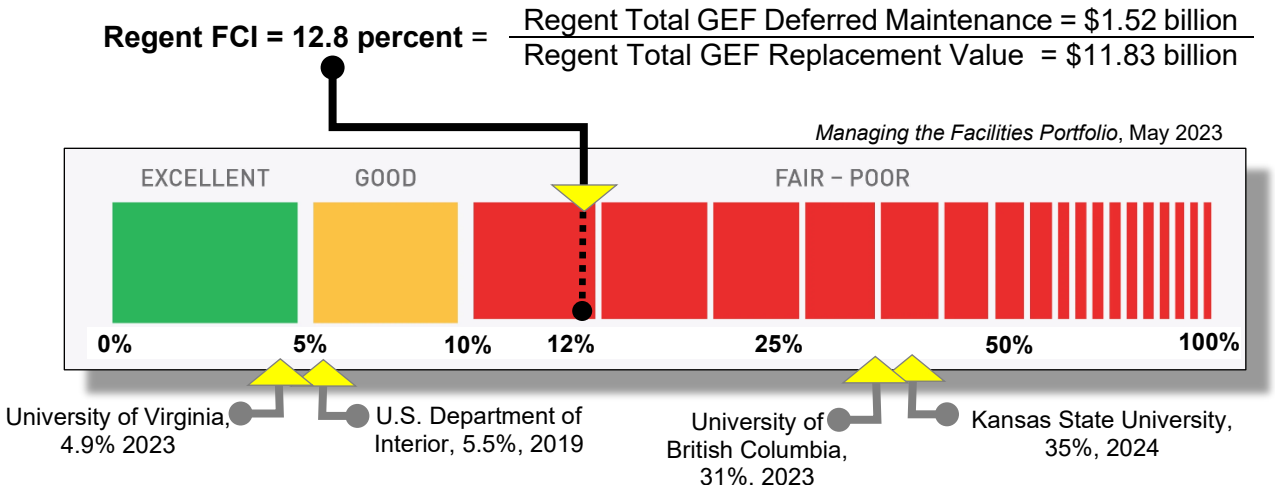


Deferred maintenance costs kick in once a building component's warranty expires. For example, when a 30-year roof's warranty expires in year 30, the responsibility to replace it shifts from the contractor to the university in year 31, requiring the university to then pay 100 percent of the roof replacement.

Example:
$100,000 roof warranty expiring in year 30 + 2.4 percent construction inflation rate = $102,400 cost to replace in year 31

The roof's deferred maintenance cost is generated using current construction industry costs, such as costs from RS Means, consultation with Gordian and comparisons to similar university projects. Since 1940, RS Means has been a primary construction cost resource for contractors, architects, engineers and owners. Gordian is a higher education consultant employed by the universities at various times, who specializes in facilities operations, costs and capital investment.

**d. Facility Condition Index**
A Facility Condition Index (FCI) is a construction industry standard and a numerical benchmark reflecting the overall condition of facilities.




According to *Managing the Facilities Portfolio, a*n FCI of 12.8 percent should signal to the Regent universities to continue to wisely allocate capital improvement funds to minimize deferred maintenance.

## d. Deferred Maintenance: Institutional Comments

### University of Iowa

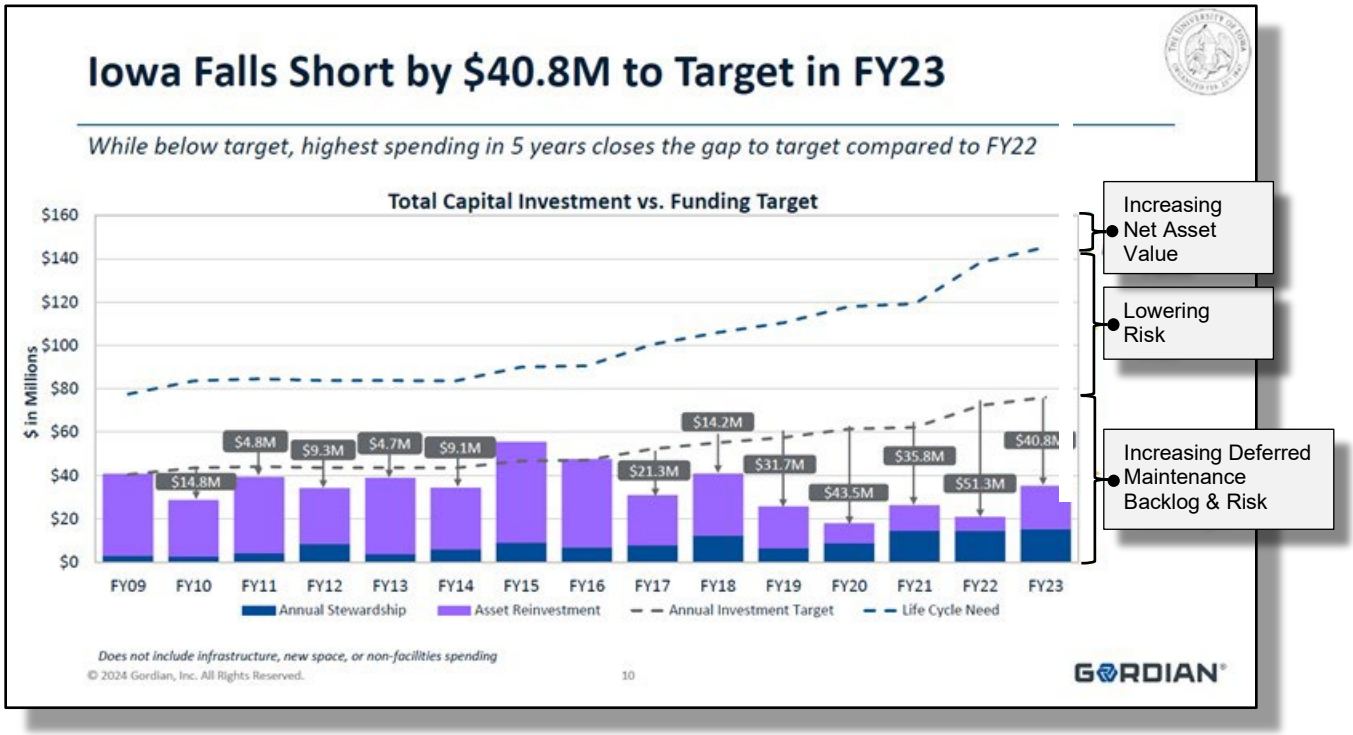
*General Education Fund Facilities*

The condition of existing facilities, their functionality, and their suitability to support student success, research and discovery inform the use of various facilities stewardship strategies. These strategies include ongoing maintenance and operational care of existing facilities, reduction of deferred maintenance, and reinvestment in the renewal of long- term physical assets. In instances where facilities have become obsolescent and have substantially deferred maintenance, the University considers decommissioning or removal.

UI Facilities Management uses four basic facilities stewardship strategies to manage the condition of existing GEF facilities:

- Ongoing maintenance and operational care of existing facilities,
- Reinvestment in the renewal of long-term physical assets,
- Reduction of the backlog of deferred maintenance, and
- Decommission obsolescent facilities, those with substantial deferred maintenance issues.

The University of Iowa also uses a *total cost of ownership* evaluative framework philosophy when weighing the various alternatives that may include renovation, improvement, or demolition of existing facilities. The *total cost of ownership* framework includes all stewardship costs, including the initial project cost and on-going care, utilities, and energy costs over the useful life of a facility. When renewal will not result in useful space configurations, program success, or will prolong the inefficient use of existing land, the UI may consider removing a building. In situations where building removal is considered, historical value and heritage are carefully weighed.



Beginning in 2004, the UI contracted with third parties for periodic facilities condition assessments. The summary data for GEF buildings in this report is now data provided through our work with Sightlines now named Gordian. Our initial Facility Condition Assessment with Sightlines occurred in 2018, and the UI is engaging with them for a new assessment to be done in 2024-2025. We anticipate data changes in this assessment. The changes will likely be a result of inflation, facility changes, and improved data collection.

From FY 2009 through FY 2015, the UI maintained the reasonably good condition of its facilities at a consistent equilibrium, with rate of renewal in balance with the rate of deterioration. This changed in FY 2016, when the annual funding for these efforts was cut nearly in half. As evidenced in the graph above, expenditures were buoyed by commitments made prior to FY 2016, but show a drop in FY 2017. Investments initiated after FY 2016 were closer to $15 million annually, and funding has continued to decline with each passing year.

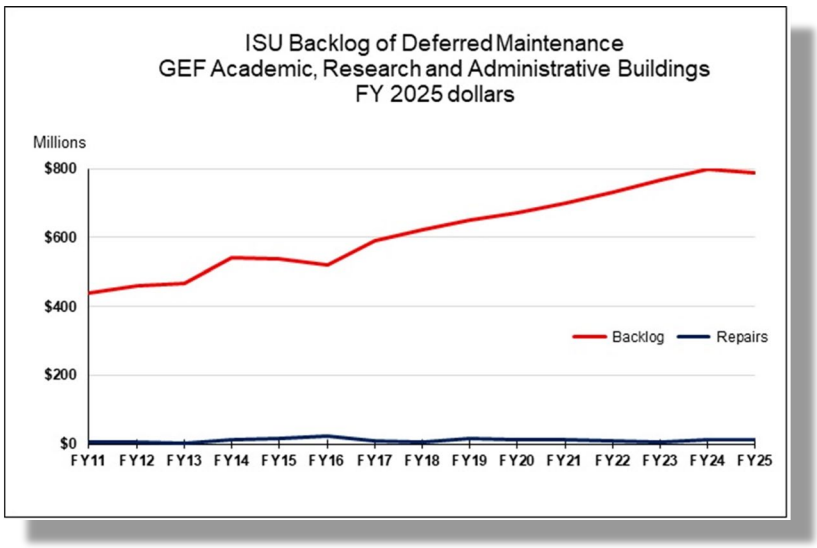
With the current level of funding, the UI no longer is positioned to “keep up” with the rate of building deterioration nor to “catch up” to the demands for program-related modernization. The gap between the available funding and need is significant, and not quickly resolvable. The approach of reinvestment rather new facilities would lessen the impact however additional funding is necessary to lessen the risk.

We are applying our matrix to align funding stewardship and determine priorities that would be based on several factors, including asset criticality, urgency, student success and operational impact. The University of Iowa is tracking the performance of its mission critical buildings that currently face the highest risk of failure. The UI Campus Development Team is reviewing those buildings to determine how best to ensure these facilities can continue to support the success of the programs within them. The University of Iowa has developed an institutional specific project scoring matrix to be used in conjunction with data from the facility condition assessment for objective scoring, prioritization, and alignment.

- University of Iowa Hospitals and Clinics:
  As a self-supporting auxiliary enterprise, the University of Iowa Hospitals and Clinics funds its own deferred maintenance repairs.

**Iowa State University**
*General Education Fund Facilities*

The university has a deferred maintenance backlog for General Fund facilities, estimated at $789 million for FY 2025. This backlog is determined by assessing repair needs for General Fund buildings across various systems, including envelope, roof, windows, site, mechanical, electrical, plumbing, interior, and elevators. The assessment considers factors such as the replacement value, age, and condition of buildings and their systems.




The available funding for deferred maintenance in General Fund facilities is limited and insufficient to address the increasing backlog caused by aging infrastructure and escalating construction costs. Currently, the annual budget allocated for deferred maintenance projects is approximately $8 million.

- Major projects completed in FY 2025 include the chilled water line replacement and office remodels at Beardshear Hall, the replacement of windows and renovation of offices at the College of Design, and the replacement of water lines and roof sections at Patterson Hall.
- The deferred maintenance backlog is also reduced through other capital projects. Facilities planners and project managers collaborate with colleges and departments to address deferred maintenance during major renovation projects whenever possible.

The deferred maintenance program prioritizes urgent repairs to prevent disruptions in research and teaching. The RECP senior leadership team evaluates these needs based on their impact on teaching, research, safety, and university services, addressing the most critical issues first within limited resources.

*ISU Utility Deferred Maintenance*
The Utility Enterprise tracks and budgets deferred maintenance for the central campus cogeneration plant, satellite heating and cooling plants, and underground distribution systems. Deferred Maintenance items are identified through inspections (operating & outage), performance analysis, and historical equipment failures. Costs are determined by in-house like work actuals, engineering studies, and contractor budgetary estimates.

The annual Utility Enterprise budget includes $4.89 million for routine/preventative maintenance and $3.5 million for major repairs and overhauls. Major repair funds are first allocated to perform scheduled overhauls of turbines, boilers, chillers, and associated auxiliary equipment as required by the university's insurance carrier and to ensure reliable utility production. The overhaul schedule was developed to minimize year-to-year budget fluctuation, with annual overhaul costs typically totaling between $500,000 and $900,000. Remaining utility repair funds are allocated based on deferred maintenance plans (prioritized by safety and reliability), other required or emergent repairs, and quarterly revenue projections. This approach has been successful in maintaining the critical, campus serving utility systems in safe and good operating conditions.

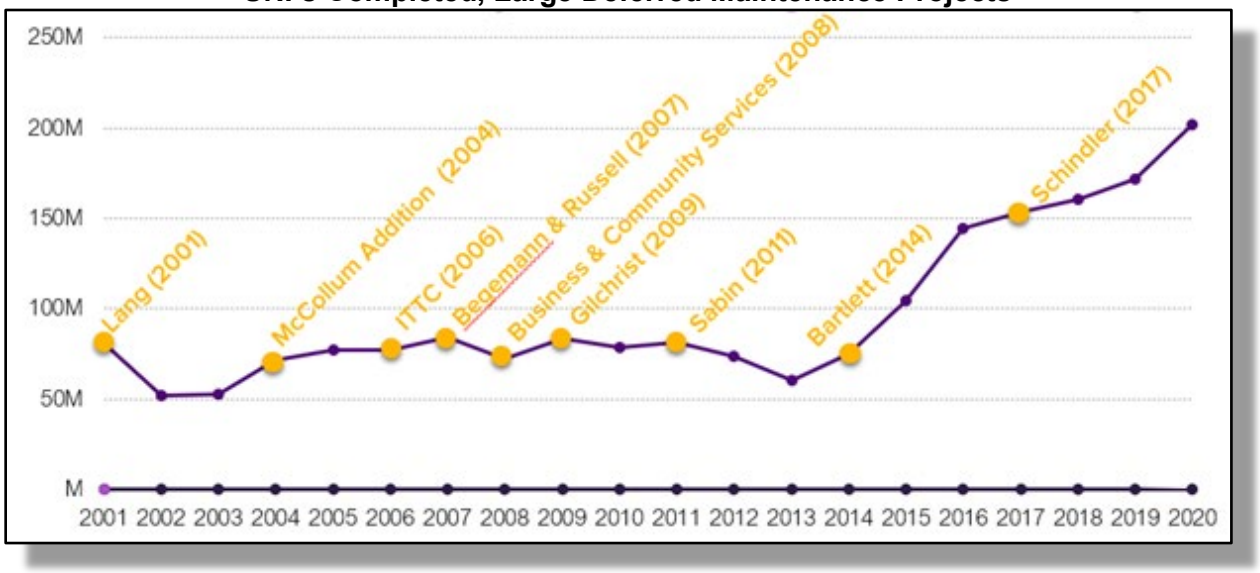
**University of Northern Iowa**
*General Education Fund Facilities*

The university continues to update its deferred maintenance information through building and system assessments. Information is obtained from users of the buildings, along with the maintenance personnel for the respective areas. When planning renovations, Facilities Management design and construction staff review the deferred maintenance deficiencies and address those as part of the project.

The university has a backlog of $249,107,701 in deferred maintenance, which is an increase of $11,649,036 from the previous year. An increase in annual budgeted funds would be required to sustain an adequate maintenance schedule for campus buildings.

The university is striving to maintain its facilities on a building repairs budget of approximately $2,000,000. This is 0.13 percent of our $1,497,590,477 estimated replacement value. The Board of Regents Policy Manual states that institutions should plan for an annual investment of approximately 1.5 percent of replacement value. According to national standards, 1 percent is the minimum commitment to prevent future facilities deterioration. Operations and maintenance personnel focus their resources based on a priority system that addresses safety issues, educational support, and repair of facilities equipment to lengthen the assets life.

**UNI's Completed, Large Deferred Maintenance Projects**




The university has identified approximately $13,397,000 in deferred maintenance projects in general fund facilities and utilities planned for or continued in FY 2026. Deferred maintenance projects completed in FY 2025 totaled $10,914,041. Future projects would continue to be selected from the Capital Renewal Project found in the 5 Year Capital Plan.

**e. Deferred Maintenance Summary**
Regent universities continue to take a pro-active stance on deferred maintenance, creatively developing strategies to minimize their "keep up" and "catch up" costs. In doing so, they set priorities based on several factors, including building condition, building utilization, operational demands and program growth. From there, the universities track the performance of its mission critical buildings that currently face the highest risk of failure to determine the best course of action.

**Conclusion**
Here is Gordian's 2025 analysis of 43,000 campus buildings, 1.1 billion gross square feet of space and more than $13.5 billion in capital and operating budgets across the United States and Canada.

*"Campus facility needs can be shaped by the overall age of the building stock, the quality of the initial investment in that property, unique weather and natural disaster events and even the level of care that is provided over time. But the overriding issue continues to be whether sufficient (deferred maintenance) investment is made in a timely manner."* [1]

[1] Gordian: *2025 The State of Facilities in Higher Education*