

Contact: John Nash

UNIVERSITY OF NORTHERN IOWA CAMPUS MASTER PLAN

Actions Requested: Recommend the Board approve the proposed University of Northern Iowa Campus Master Plan.

- In January 2022, the Board approved the “10-Year University of Iowa Facilities Master Plan.”
- In June 2022, the Board approved Iowa State University’s 30-year “Strategic Facilities Plan.”

Executive Summary: The University of Northern Iowa has updated its Campus Master Plan to align with the academic repositioning effort conducted in the first half of 2022. From this effort, UNI identified several areas where new programs and services would potentially develop in the fields of health, data sciences, applied engineering, business and educator preparation. The planning process also identified reinvestment in existing buildings and infrastructure as a priority as well as right-sizing the campus through increased space efficiencies.

Estimated Cost: Individual projects within the plan would be submitted for various Board of Regent approvals as detailed planning is completed.

Source of Funds: The focus of the plan is on academic facilities; thus, the anticipated sources of funds include state appropriations, gifts and university resources for the majority of projects envisioned. Specific funding for plans would be identified for each project submitted for Board approval.

Background: Since its founding nearly 150 years ago, the University of Northern Iowa has continued to evolve as a pedestrian-friendly campus conceived as concentric rings of development emanating from the UNI Campanile, the epicenter of the University. Through several master plan updates, this fundamental idea has guided planning efforts in promoting a strong, walkable central campus core, while maintaining the historic institution that now comprises 810 acres with 101 structures totaling 4,700,000 gross square feet.

The University continuously assesses its space utilization to identify opportunities for improving efficiencies. To help prioritize investments, facility condition assessments are additional factors in this process to evaluate buildings to understand their operational and maintenance profiles.

The plan focuses on improving efficiencies and renovation of existing assets over new construction. Much of this square footage was constructed in waves as the institution grew from a college to a comprehensive university. This has resulted in maintenance demands that come due at the same time, straining resources. All these factors are balanced with fiscal responsibilities in this Campus Master Plan.

Master Plan Summary

	Date	Board Action
University of Northern Iowa Campus Master Plan	Nov. 2022	Requested

The update to the Campus Master Plan envisions that the University of Northern Iowa would continue to reinvest in infrastructure, renew program space and right-size its campus facilities in

support of the institution's academic and co-curricular mission, leveraging resources for the benefit of the citizens of the state of Iowa. The range and types of projects broadly fall into these three categories:

Reinvest in Infrastructure: UNI would continue to **make annual investments** to maintain existing facilities and infrastructure. In addition to the annual investments, the University would seek funds that accelerate addressing the backlog of maintenance needs identified in the plan. In this way, the University would reduce the peak periods where maintenance cycles coincide, straining fiscal resources. The types of projects included in UNI Campus Master Plan would include HVAC updates, ADA accommodations, building envelope improvements, fire alarm modernization, elevator upgrades and roofing replacements.

Renew Program Space: The University would update and adapt critical campus space for new and changing **programs driven by academic objectives**. The new academic initiatives in the areas of health, data sciences, applied engineering, business and educator preparation would require adapting facilities to these new programs. The plan envisions renewing existing space to serve these programs without the need for new construction, thus leveraging UNI's existing resources. It physically responds to these initiatives by organizing programs around academic hubs, where co-location fosters the serendipitous interactions that break down organizational silos and creates new ideas.

Right-size the Campus: The University would assess underutilized and obsolete space, while continuing to **improve overall space utilization**. Through this process, programs would be consolidated and moved to appropriately sized and functionally better space that meets today's needs. The resultant space would be aggregated for future program development or saved for expansion as demand returns to pre-pandemic levels.

While the focus of the Campus Master Plan is on the academic mission of the institution, the plan addresses needed changes in several auxiliaries. Housing inventory is primarily established for first and second-year students, with an increasing number of transfer and upper-division returning students. As UNI draws more of its students from community colleges and transfers, the institution would modernize traditional housing, upgrade finishes and restrooms in select halls and provide more apartment-based units. UNI Athletics would receive upgrades to facilities to ensure that it remains competitive.

In summary, UNI is uniquely positioned to respond to Iowa's workforce demands for the next 10 years and beyond, including meeting projected needs for nurses, teachers, managers and accountants. The Campus Master Plan ensures that the facilities needed to support that academic mission are available and appropriate for a 21st century university.