

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:

- Five-Year Capital Plan for State Funds, including Capital Request for FY 2026
- Five-Year Capital Plan for UIHC and the
- 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 2026

Capital Project Requesting State Funds for UI, ISU and UNI	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	State Request	University Funds,		Total
							Private Gifts		
Deferred Maintenance Request	30,000	-	-	-	-	30,000	-		30,000
Total =	\$30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ -		\$ 30,000

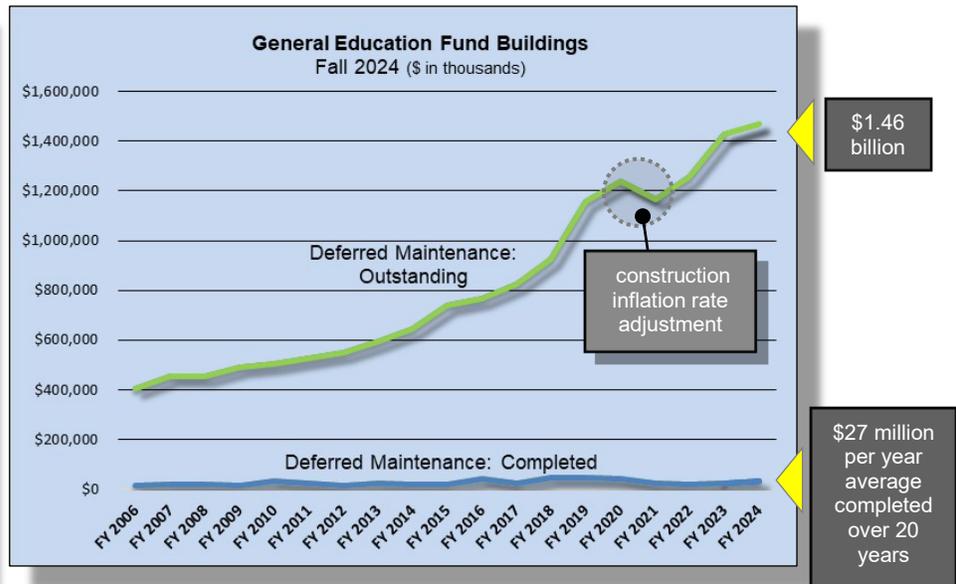
To address deferred maintenance needs in General Education Fund (GEF) facilities, the Iowa Board of Regents (Regents) requests a \$30 million appropriation for the Board to allocate to GEF deferred maintenance projects.

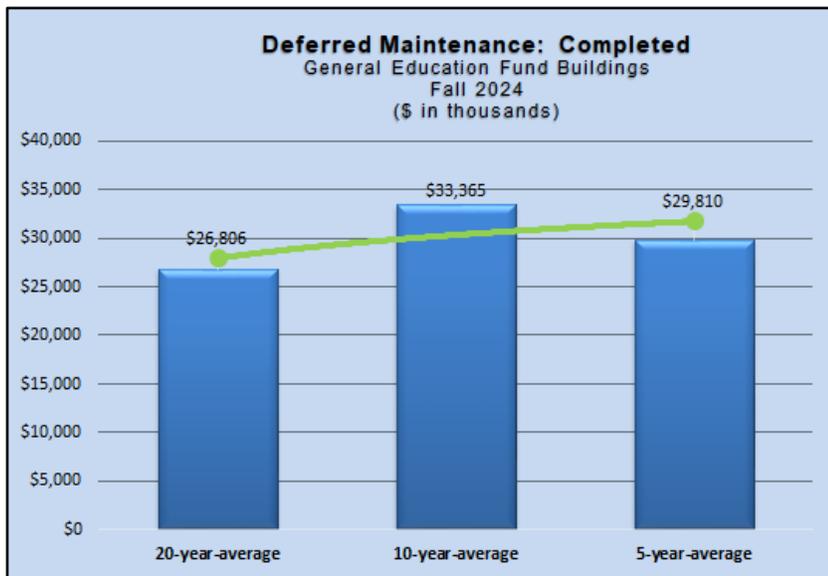
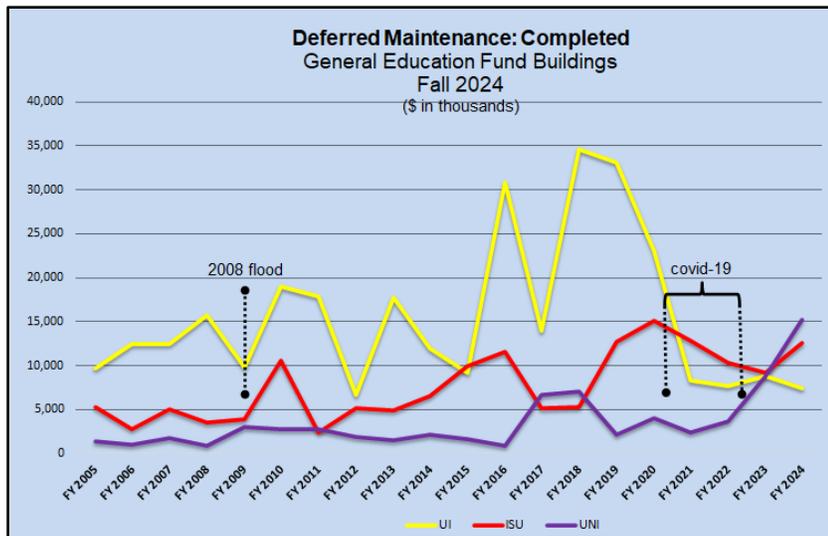
History of Appropriations to the Regents - An average of nearly \$28 million per year over the last 10 years and an average of over \$29 million over the last 20 years have been appropriated by the General Assembly to Regent institutions for various capital improvements. While these capital improvements were mainly individual projects, smaller appropriations were also made to deferred maintenance projects.

If appropriated \$30 million for FY 2026, these deferred maintenance funds would be allocated by the Board to deferred maintenance projects in GEF facilities like those described in this report and other GEF deferred maintenance projects. Deficiencies in GEF fire and environmental safety, campus security, regulatory compliance, energy conservation, modernization and building replacement projects would also be corrected.

Deferred Maintenance: Outstanding General Education Fund Buildings Fall 2024 (\$ in thousands)				
	UI	ISU	UNI	Total
Individual				
Buildings ¹	\$395,127	\$730,401	\$189,792	\$1,315,321
Utilities	-	38,000	5,027	43,027
Subtotal	\$395,127	\$768,401	\$194,819	\$1,358,348
Included within Five Year Capital Plan (FY 2026 - FY 2030)				
Buildings ¹	\$29,988	\$32,540	\$42,123	\$104,651
Utilities	-	3,500	517	4,017
Subtotal	\$29,988	\$36,040	\$42,640	\$108,668
Grand Total				
Buildings ¹	\$425,115	\$762,941	\$231,915	\$1,419,972
Utilities	-	41,500	5,544	47,044
Total	\$425,115	\$804,441	\$237,459	\$1,467,016

¹ Includes site work.





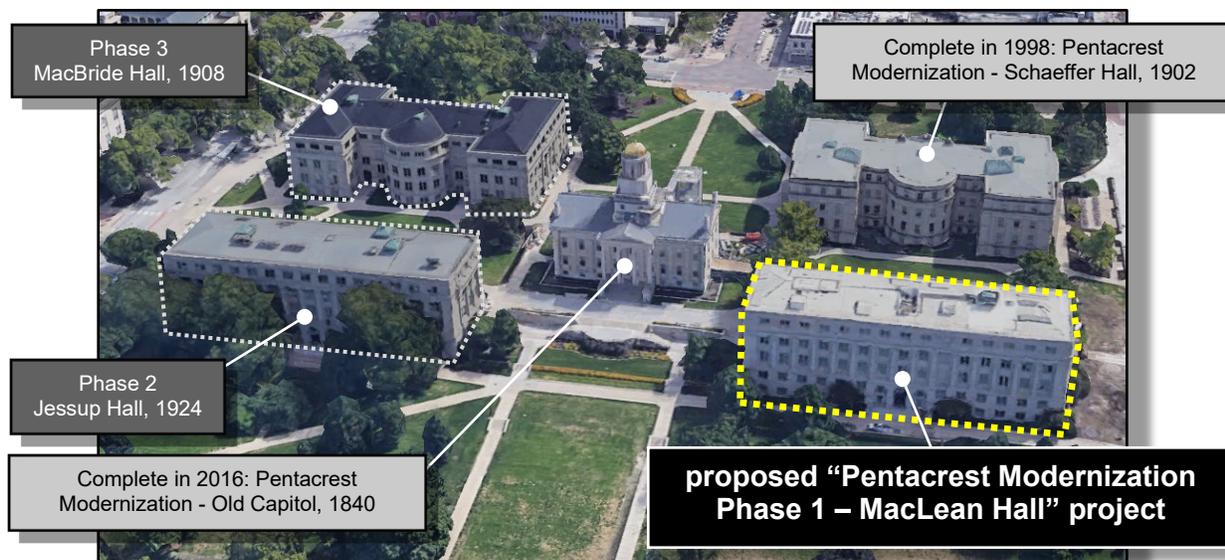
Advantages to funding Deferred Maintenance:

- Avoid entire system failures, leading to building shutdowns, class disruptions,
- Avoid inadequate HVAC systems, which could lead to health and safety risks,
- Avoid emergency breakdown repairs, which often come at a higher cost,
- Avoid reduced equipment efficiency, which often leads to higher energy costs, and
- Avoid additional regulatory compliance.

Deferred Maintenance Examples

	Project	Amount
UI	1. Pentacrest Modernization Phase 1 – MacLean Hall	\$ 3,553,000
ISU	2. Atanasoff Hall Renewal	7,000,000
UNI	3. Public Policy Center at Commons	4,720,000
	subtotal	15,273,000
UI, ISU, UNI	Small to medium sized deferred maintenance projects such as roof replacements, HVAC repairs and ADA compliance with project budgets from \$500 to \$12 million	14,727,000
Deferred Maintenance Request Total		\$ 30,000,000

a. Deferred Maintenance Example #1 of 3
Pentacrest Modernization Phase 1 – MacLean Hall



University of Iowa's Pentacrest, looking east

Statement of the Problem

The University of Iowa Pentacrest is the historic and symbolic heart of the institution and the birthplace of both the State of Iowa and the University of Iowa. It is the home of five major and historic buildings - Old Capitol (1842), Schaeffer Hall (1902), Macbride Hall (1908), MacLean Hall (1912) and Jessup Hall (1924). In alignment with the University's priorities and in best-serving the students who attend the University, dedicating the five Pentacrest buildings for educational, academic and student-based purposes is paramount.

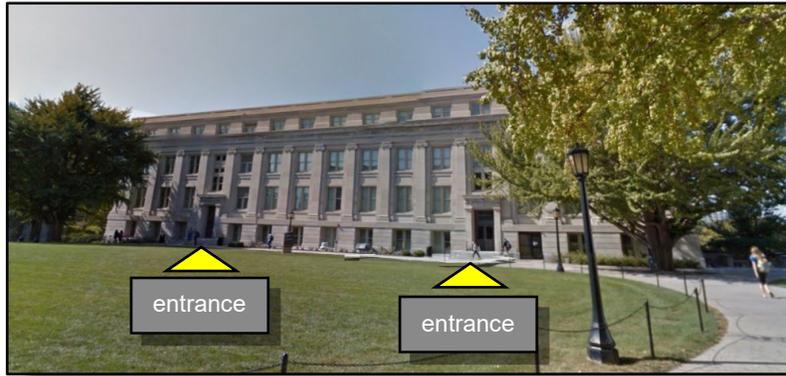
Project Description

The project would revitalize the heart of campus by renovating and modernizing significant portions of MacLean Hall.

The renovation of MacLean Hall is the first of three renewal projects which would address long-standing operational and programmatic obsolescence in facilities that have not been modernized since their original construction, well over 100 years ago. In addition to securing long-term use and care of these most important and symbolic buildings, this project consolidates student/academic functions at the very core of the UI campus.

Both the Old Capitol and Schaeffer Hall have been renovated and restored within the last 20 years and are in good condition. In 2007 the UI stated the remaining (3) Pentacrest buildings as its top priority request for state of Iowa support. Both the State and the University agreed to postpone this request in the aftermath of the 2008 flood, in order to deploy funds toward the desperately needed recovery projects. In 2019, this request re-activated the critically needed building updates and centers the intent of the improvements on UI student success.

The MacLean Hall renovation would include the correction of fire safety deficiencies, improved access for the mobility impaired, new power and communications wiring, remodeling to meet the functional needs of occupants, classroom upgrades to current university and industry standards, restroom remodeling, improved lighting, and exterior surface refurbishing. The details of the remodeling would be compatible with the historical character of the buildings and would be targeted at academic and student-centric priorities.



University of Iowa's MacLean Hall, built in 1912, looking west

The MacLean Hall renovation would also replace numerous inadequate and inefficient heating, ventilation, and air conditioning (HVAC) systems with central, building-wide systems connected to the University central chilled water system.

As an important part of the project, locating student and academic spaces and programs within the buildings requires relocation of current non-academic units. As part of a carefully planned space use strategy, the UI is advancing several projects, independent of State appropriations, to make the Pentacrest space available, solely for academic programs.

In partnership with this ask from the state of Iowa, the UI has expended, or would expend, approximately \$65 million on required/enabling renovations in the historic Art Building, UCC, Calvin Hall, Gilmore Hall, IATL, and other UI spaces. The result would modernize multiple historic and important UI buildings, centralize student-oriented functions to the core of the UI campus, continue to improve space-use efficiency, and considerably reduce pressing campus deferred maintenance deficits.

	Proposed Project Funding		
	Appropriations	Gifts	Total
FY 2026	\$ 3,553,000	-	\$ 3,553,000
FY 2027	15,738,700	-	15,738,700
FY 2028	16,213,500	-	16,213,500
FY 2029	-	-	-
FY 2030	-	-	-
TOTAL	\$35,505,200 ¹	-	\$35,505,200

¹ The University of Iowa is spending \$65 million on enabling capital improvements in the historic Art Building, University Capitol Centre (UCC), Calvin Hall, Gilmore Hall, Iowa Advanced Technology Laboratories (IATL) and other UI spaces.

Project Schedule

Planning and Design	12 months
Bidding	2 months
Construction	24 months
Occupancy	1 months
Total	39 months

Justification for the Project

MacLean Hall currently has a deferred maintenance backlog of \$8.9 million that is expected to grow to \$10 million within the next five years. This renovation would eliminate all of the deferred maintenance and renewal backlog.

MacLean Hall is currently home to the Computer Science and Math departments. Computer Science has approximately 800 undergraduate majors and delivers close to 13,000 student credit hours per year. They have quickly outgrown their space and have faculty located in multiple buildings across campus. Enabling projects (IATL Building) and other building renovations outlined previously would provide necessary space for Computer Science expansion.

When MacLean Hall is renewed and deferred maintenance is addressed, it would house College of Liberal Arts humanities and social science programs being relocated from Gilmore Hall and the Jefferson Building. These relocations provide space needed by the expanding Tippie College of Business and the repurposing of Jefferson Building to returning student housing or community partnerships.

b. Deferred Maintenance Example #2 of 3
Atanasoff Hall Renewal



Statement of the Problem

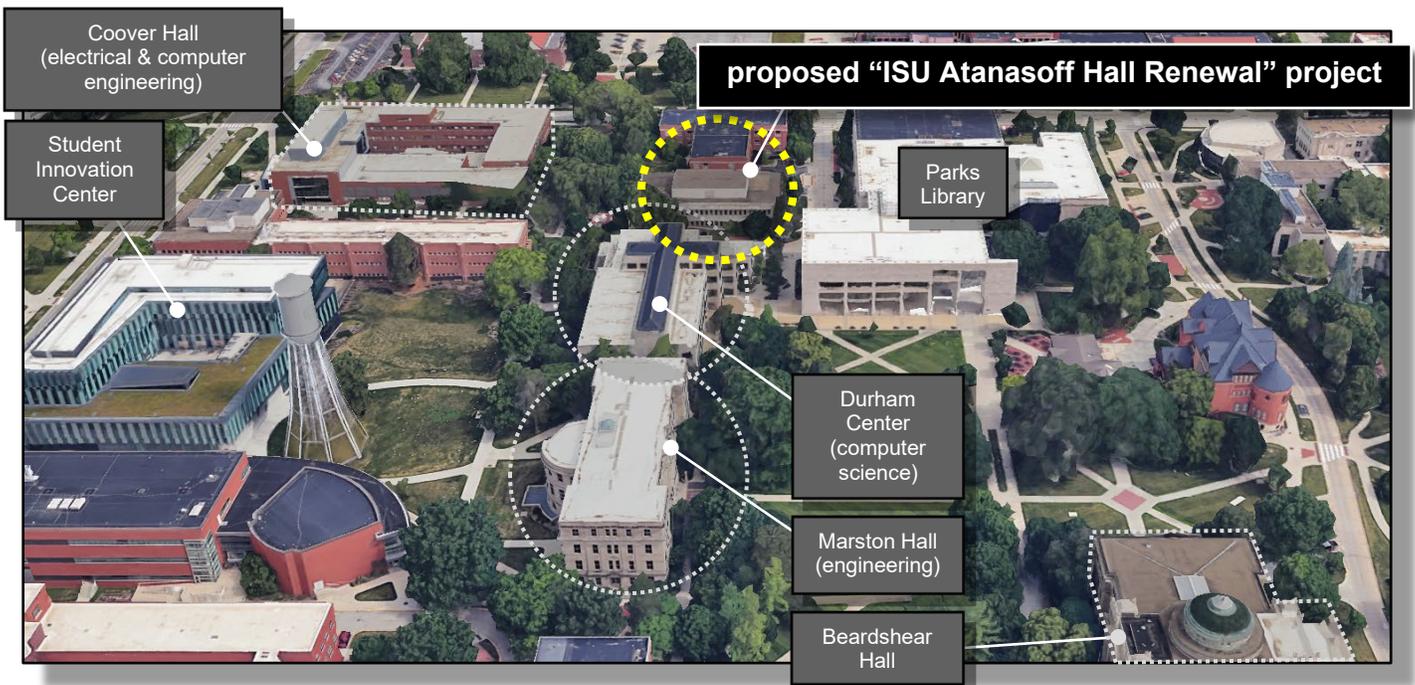
Iowa State University has critical deferred maintenance needs in many buildings across campus. Four of the highest priority buildings include Atanasoff Hall (\$7 million), Gilman Hall (\$48.3 million), Town Engineering (\$19.7 million) and the College of Design (\$23.9 million).

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.

Project Description

Built in 1969, the same year the Department of Computer Science was established, Atanasoff Hall 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 Hall.

A deferred maintenance renovation of Atanasoff Hall is essential to provide ISU’s 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.



Iowa State University, west side of Central Campus, looking north

Computer science is one of the largest majors on ISU’s campus, nearly tripling in size over the last decade. As of Fall 2023, 983 undergraduate and 240 graduate students were 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.

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.



Atanasoff Hall, looking northwest

Named in 1988 for John Vincent Atanasoff, recognized as the inventor of the digital computer known as the Atanasoff-Berry Computer.

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.

Proposed Project Funding

	Appropriations	Gifts	Total
FY 2026	\$7,000,000	\$2,000,000	\$9,000,000
FY 2027		5,000,000	5,000,000
FY 2028		6,000,000	6,000,000
FY 2029		6,000,000	6,000,000
FY 2030		6,000,000	6,000,000
TOTAL	\$7,000,000	\$25,000,000	\$32,000,000

Project Schedule

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

Justification for the Project

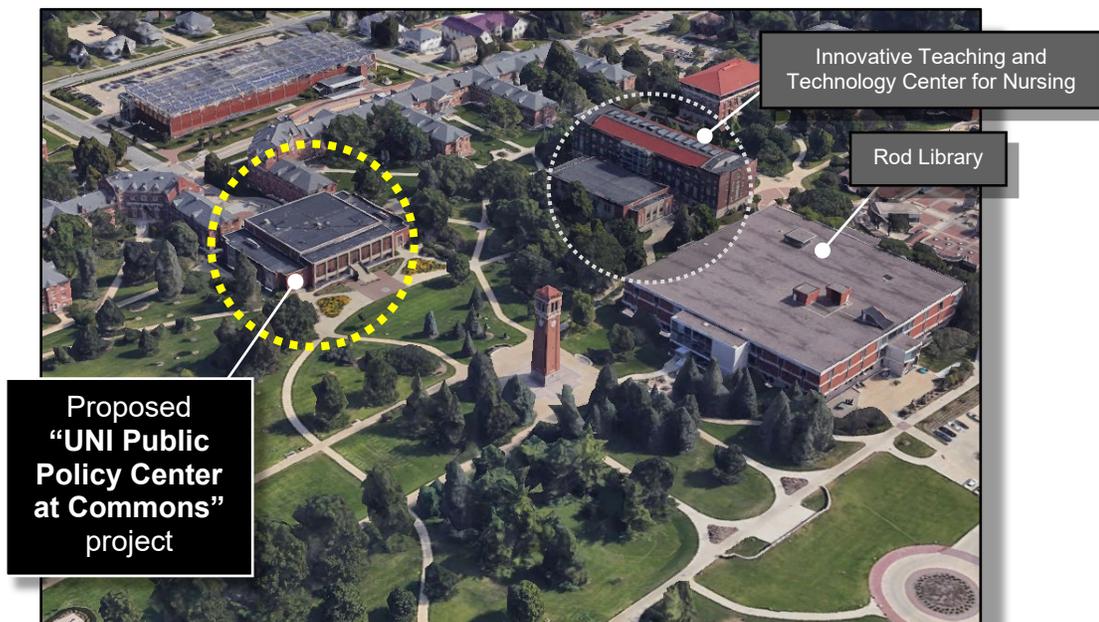
This deferred maintenance renovation would yield significant economic impact for Iowa State University and the State of Iowa. Current and prospective students seek high-quality, leading-edge, and technology-rich learning environments. A modern and efficient space would enhance recruitment opportunities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

a. Deferred Maintenance Example #3 of 3
UNI Public Policy Center at Commons



The Commons building on the University of Northern Iowa Campus has a variety of deferred maintenance issues, including HVAC systems, windows and roof. The University of Northern Iowa proposes to renovate the Commons 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 Iowa Board of Regents meetings. UNI will build upon this tradition by adding a new Center for Civic Education (which is pending Iowa Board of Regents approval at the September meeting) to the Commons that will educate the next generation of leaders for Iowa.



University of Northern Iowa's Central Campus,
 looking northeast

Statement of the Problem

The University of Northern Iowa proposes to renovate the Commons 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 Iowa Board of Regents meetings. UNI would build upon this tradition by adding a new Center for Civic Education (which is pending Iowa Board of Regents approval at the September meeting) to the Commons that would educate the next generation of leaders for Iowa.

The University would accomplish this by completely renovating 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.

Project Description

Historically, a 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 the state of Iowa.
- UNI Foundation: which positions the University as a premier institution that provides an affordable and engaged education, empowering student 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 a person’s understanding of the complexity in possible interpretations of societal issues and potential solutions.

The Center for Civic Education at UNI would be an invaluable asset to help students develop critical workforce skills to better support Iowa industry. UNI’s Center for Civil 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.

Proposed Project Funding

	Appropriations	Gifts	Total	Project Schedule	
FY 2026	\$ 4,720,000	-	\$ 4,720,000	Planning and Design	12 months
FY 2027	17,682,000	-	17,682,000	Bidding	3 months
FY 2028	10,000,000	-	10,000,000	Construction	18 months
FY 2029	-	-	-	Occupancy	2 months
FY 2030	-	-	-		
TOTAL	\$32,402,000	-	\$32,402,000	Total	35 months

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.

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 (pending approval by the Iowa Board of Regents) 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 Iowa 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 authority is the promotion of teaching, research and scholarship. In support of this mission, the institutions of higher education under the jurisdiction of the Iowa Board of Regents must provide many opportunities 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."



University of Northern Iowa's Commons, built in 1933

The pace of labor-market change increases annually. Many of the top jobs listed on LinkedIn did not exist a few years ago, and there is no way to predict with any accuracy what jobs will exist in the future or what "hard skills" students will need. Current research suggests that as students move into the labor market, they will need a combination of technical skills, coupled with what are often referred to as "soft skills." This is especially true as we move into an era dominated by AI.

Forbes recently interviewed Michelle Weise, founder of the Strada Institute of the Future of Work and author of *Long-Life Learning: Preparing for Jobs that Don't Even Exist Yet*. Weise rightly notes that our current digital environment surrounds us with information that we find agreeable and comfortable. This is problematic because empathy and emotional intelligence position people to out-perform or "better coordinate with machines" giving them an edge in hiring for future jobs. Developing empathy is difficult if people are never exposed to different or challenging points of view.

UNI's Center for Civil Education is well-positioned to expose students to the variety of ideas and experiences they will need moderate the narrowing perspective digital media and engage with clients or fellow citizens in more productive ways.