



# ***PRESERVING OUR INVESTMENT:***

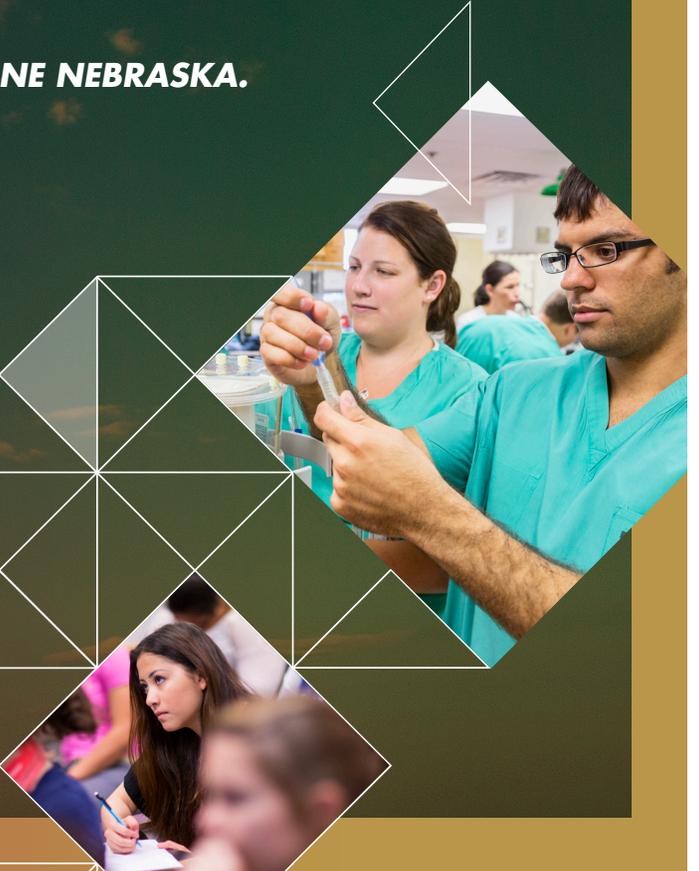
***University of Nebraska's 2016 Capital Plan (LB858)***

A Strategic Approach to Deferred Maintenance



***ONE UNIVERSITY. FOUR CAMPUSES. ONE NEBRASKA.***

UNIVERSITY OF  
**Nebraska**



**“THE UNIVERSITY OF NEBRASKA HAS AMBITIOUS GOALS FOR ATTRACTING THE BEST STUDENTS AND FACULTY—WHO WILL CONTRIBUTE TO NEBRASKA’S WORKFORCE AND ECONOMIC NEEDS. TO DO SO, WE MUST PROVIDE UPDATED, FUNCTIONAL FACILITIES SUITED TO 21ST-CENTURY LEARNING AND RESEARCH.”**



HANK BOUNDS  
University of Nebraska President

## ▶▶▶ **SUCCESSFUL PARTNERSHIP**

The University of Nebraska and the state have a successful history of partnering to address deferred maintenance needs across the campuses. Through two pieces of legislation – LB1100, passed in 1998, and LB605, passed in 2006 – the state and university have invested funds to keep NU buildings updated and functional. LB1100 resulted in \$79 million worth of renovations, while LB605 has allowed for \$163 million in projects.

These forward-looking investments have resulted in updated capacity across the university, ensuring that students and faculty have access to modern, quality facilities in which to learn and work. For example, two facilities renovated thanks to the previous legislation – Keim Hall, UNL’s home for agronomy and horticulture programs, and UNK’s Bruner Hall of Science, which houses the biology, chemistry and physics departments – are now some of our most heavily utilized teaching facilities. Other success stories include the Eppley Cancer Institute at UNMC, where groundbreaking research is conducted; UNL’s Animal Science Complex, home to education and research programs in a vital Nebraska industry; and Criss Library at UNO and the Sheldon Museum of Art in Lincoln, important cultural and educational facilities for students, faculty and the community.

### **HISTORY OF PARTNERSHIP**

#### LB1100

- ▶ Passed in 1998
- ▶ \$5.5M annual investments by both state & NU through 2008-09
- ▶ NU: 4 years of dedicated 1.5% tuition increases
- ▶ \$79M worth of renovation projects

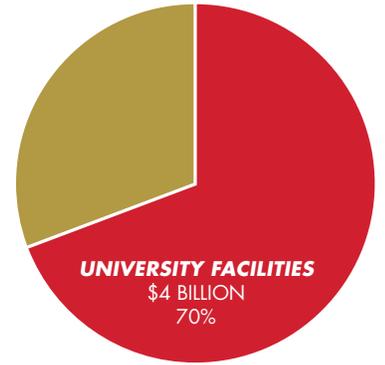
#### LB605

- ▶ Passed in 2006
- ▶ \$11M annual investments by both state & NU through 2020-21
- ▶ NU: 3 years of dedicated 1% tuition increases
- ▶ \$163M worth of renovation projects

## ▶▶▶ **PROTECTING OUR INVESTMENTS**

Continued upkeep of university facilities – which are valued at \$4 billion, representing more than 70 percent of the state’s net total building assets – is critical to our ability to keep recruiting and retaining top talent in today’s competitive higher education marketplace. We have ambitious goals for academic excellence and enrollment growth to meet the needs of Nebraska’s economy and if we are to be successful, we need to have facilities that are suited to 21st-century learning and research.

We are seeking to continue our partnership with the state, making further investments in renewal projects that meet the strategic priorities of the university and Board of Regents, like undergraduate education and science, technology, engineering and mathematics (STEM) fields – areas that are also critical to Nebraska’s competitiveness. Under LB858, a 12-year capital proposal being brought to the Legislature and Governor for consideration in 2016, the university and state would each increase their annual investments by \$11 million to finance a \$400 million bond. The bond funds would be available for renovation and renewal projects across our four campuses.



▲▲ **University facilities, valued at \$4 billion, represent more than 70 percent of the state’s net total building assets. There is a shared stake in taking care of these investments.**



▲▲ **Keim Hall at UNL, where renovation of classes, labs and offices resulted in improved learning and teaching space.**

The university would meet its obligation through four years of dedicated 1 percent tuition increases beginning in 2016-17. The tuition increases would amount to about \$2 more per credit hour each year for most Nebraska undergraduates. Costs across the NU campuses continue to be well below those at similar institutions; UNL’s tuition and fees are about 50 percent below the Big Ten average. And, thanks to the university’s Collegebound Nebraska financial aid program, which covers full tuition costs for Pell-eligible Nebraska students, the students with the greatest financial need will not be impacted by any tuition increase. A slight increase in tuition is an approach that we have used before and represents an investment in current and future students.

While short of the \$1.1 billion needed to bring all our buildings to “like new” condition, these investments would maintain our facilities at a level at which we can continue to be competitive. The renovation and renewal projects also would result in significant economic activity in Nebraska. According

### **ECONOMIC IMPACT**

\$400 million in renovation and renewal projects at the University of Nebraska would generate:

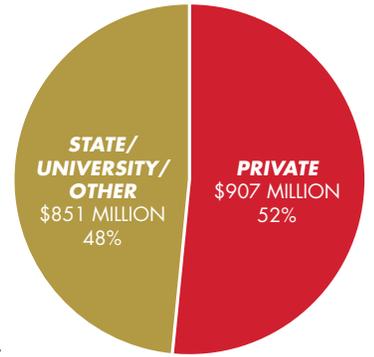
- ▶ More than 5,200 jobs
- ▶ \$640 million in total economic output
- ▶ \$222 million in labor income
- ▶ \$8.3 million in state sales and income tax

Source: UNO Center for Public Affairs Research

to an analysis by the UNO Center for Public Affairs Research, our proposal would support more than 5,200 jobs and generate \$640 million in economic output, \$222 million in labor income and \$8.3 million in state sales and income tax.

Acting now to protect the shared investments of the state and university is critical. Building renewal projects represent long-term investments that will serve students, faculty and Nebraska well into the future. We recognize, however, that the state cannot fund every need and we will continue to be responsible stewards of our resources, including leveraging private sources when possible. Since 1999, just over half – \$907 million – of our capital construction projects have been funded by private dollars. It is a tremendous bargain for the state to pay only maintenance costs on buildings that were built with private funds.

Yet private philanthropy should be viewed as a supplement to, rather than a replacement for, state funds. The state has a stake in partnering with the university to make sure we are in a position to meet our goals for attracting talent to Nebraska and providing students with an outstanding education that prepares them to be successful. This proven, proactive, strategic approach to addressing deferred maintenance needs will advance shared goals of the university and state and help us meet our responsibility to serve Nebraskans.

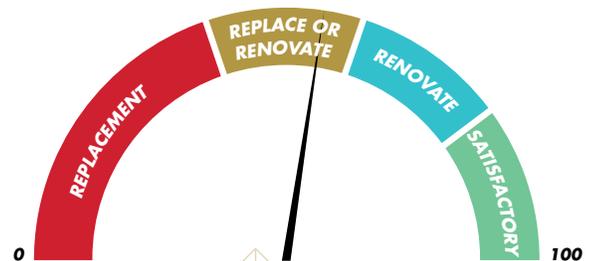


#### 2016 PROPOSAL

- ▶ Take advantage of scheduled repayment of LB605 bonds and historically low interest rates to continue a proven partnership
- ▶ 12-year plan to add \$11M annually to deferred maintenance investments from both state & NU
- ▶ NU increase: 1% annual dedicated tuition increase for four years (approx. \$2 more per credit hour annually for a Nebraska undergraduate)
- ▶ \$400M in renewal projects
- ▶ Long-term investment to benefit students & faculty

### ▶▶▶ DATA-DRIVEN APPROACH

To identify facilities most in need of investments, the university partnered with an independent firm on a data-driven analysis of the capacity, space and use of our buildings. Each facility was assigned a “Facilities Condition Index,” or FCI, a broad description of a building’s state of repair. A building in perfect condition would receive a score of 100 percent, while a facility in need of major renovation might score below 50. The data show that while many facilities are in good condition, a number of our buildings are in need of significant investment, including some that are heavily used for student learning and research.



**Using the data, we have developed a list of priority renewal projects across the campuses. Following are brief descriptions of each project.**

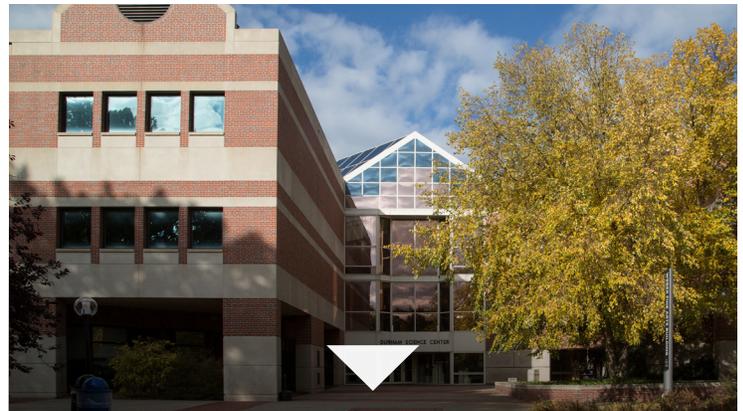
## UNIVERSITY OF NEBRASKA AT OMAHA

### ▶▶▶ ARTS & SCIENCES HALL RENOVATION

- Good classroom and lab capacity
- Most utilized classroom space on campus
- 2nd most utilized lab space on campus
- 3rd lowest FCI score (68) on campus

Constructed in the 1930s, Arts & Sciences Hall is the oldest building on campus. It is the primary home for UNO's largest college; more students attend classes in Arts & Sciences Hall than in any other UNO building.

It has had one major renovation in the 1990s as well as an exterior renovation completed in 2014. We are seeking to renovate classroom and public spaces including restrooms, major HVAC components, and mechanical, electrical and plumbing systems and ADA upgrades.



### ▶▶▶ DURHAM SCIENCE CENTER RENOVATION

- Most lab space on campus
- 3rd most utilized classroom space
- STEM is a strategic priority for Nebraska and the Board of Regents
- FCI score: 76

Constructed in the mid-1980s, the Durham Science Center is home to UNO's math, physics, geology/geography and chemistry departments. It also houses a planetarium and traveling chemistry lab, as well as "Aim for the Stars," a math- and science-based summer camp for middle school students.

Durham Science Center has seen only moderate renovation and remodeling. We are seeking to renovate the 169,000-square foot facility, updating accessibility, conveying systems, building MEP systems, fume hood systems and the exterior envelope. The building also would be updated to accommodate current programmatic needs.

## ▶▶▶ **STRAUSS PERFORMING ARTS CENTER RENOVATION & ADDITION**

- *Lowest FCI score (59) on campus*
- *Most heavily utilized lab space on campus*

Built in 1973, the Strauss Performing Arts Center is the center for musical activity for UNO's School of Music, as well as a prime performance location in Omaha.

Renovation of the facility would meet current ADA, fire and life safety codes and rehabilitate interior spaces and upgrade 40-year-old furnishings and finishes.



A 25,000-square-foot addition to the building would allow for a new main pedestrian entry from the campus mall, dedicated classrooms, acoustically isolated practice rooms, a dedicated piano laboratory and a recording studio; and provide offices for instructors and graduate and undergraduate students located in the same building and adjacent to the teaching and practice space. A small recital hall would be created with seating for 120 that would allow for a more appropriate and intimate setting for performances. Space would be constructed for "green room" facilities and much-needed storage.

## ▶▶▶ **EXPANSION/NEW BUILDING**

The university is exploring strategic expansion opportunities at UNO that would allow us to invest in areas critical to the state's economic development. A potential project would accommodate multiple campus and university programs that could include: applied information technology, national security capabilities, IT innovation, collaborative partnerships with Omaha businesses and entrepreneurs, components of a Metropolitan STEM Center, classrooms and teaching laboratories, offices for the colleges of information science and technology, engineering or business, learning communities, or additional space for UNO Information Services and central services.

### UNIVERSITY OF NEBRASKA AT KEARNEY

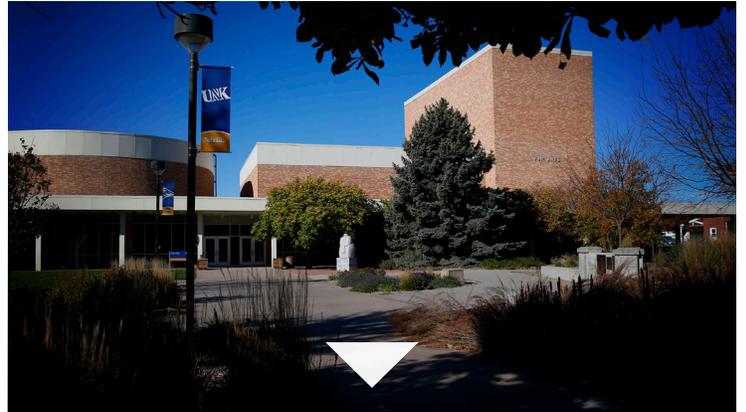
## ▶▶▶ **OTTO OLSEN VOCATIONAL ARTS BUILDING DEMOLISHMENT & REPLACEMENT**

- *Lowest FCI score (53) on campus*
- *Most classroom space on campus*
- *2nd most lab space on campus*

We propose demolishing and replacing Otto Olsen, built in 1955, because of programmatic deficiencies and deferred maintenance needs. The two-phase project includes relocation of College of Business and Technology programs out of Otto Olsen into renovated or new space that would house labs, study areas and classrooms. The project also proposes renovation of space vacated by the College of Nursing because of its relocation to the new

Health Science Education Complex, with a goal to establish collaborative areas for students and faculty that would advance internal and external UNK partnerships. The new facility is proposed at 46,000 gross square feet, while 8,000 GSF is proposed for renovation.

Phase 2 includes development of a 57,000-square-foot academic building to better serve departments from the College of Natural and Social Sciences, which would enhance the student experience, and to develop new support spaces for the Information Technology Services Department. The building would accommodate the relocation of the Department of Mathematics & Statistics, where enrollment is expected to grow, from Founders Hall, and the Department of Computer Science & Information Technology and Information Technology Services from Otto Olsen. In addition, this facility would house a proposed new Department of Engineering at UNK. In collaboration with UNL, this department could offer UNK students two years of preparatory engineering courses, after which they would complete their work at UNL.



## ▶▶▶ FINE ARTS BUILDING RENOVATION

- *Good classroom and lab capacity*
- *Heavily utilized labs*
- *4th lowest FCI score (57) on campus*

We propose renovating and expanding the Fine Arts Building to make it suited to the needs of today's fine arts students and faculty, who need modern studio and learning spaces to be successful. Portions of the original building and all of the Fine Arts Annex would be retained. Additions related to the Department of Art and Art History include replacement of the 3D sculpture studio currently located in Otto Olsen, which we are proposing for demolition. The theatre program would retain and renovate its existing spaces, including the Miriam Drake Theatre. The existing Recital Hall and spaces used by the music program would be demolished and rebuilt in the building's current location. Renovation would grow the building from 90,000 to 118,000 gross square feet.

## ▶▶ NEBRASKA HALL/SCOTT ENGINEERING COMPLEX RENOVATION

- High classroom and lab capacity that is well utilized
- Nebraska Hall has the 2nd largest amount of classroom space on campus
- Scott Engineering Complex has the 2nd largest amount of lab space on campus
- Engineering is a strategic priority of the Board of Regents and state
- FCI scores: 54 (Nebraska Hall), 51 (Scott Engineering Complex)

The University of Nebraska has a major opportunity and responsibility to increase enrollment and research in engineering, a key strategic priority shared by the Board of Regents and State of Nebraska given the widely documented need for more engineering graduates in the state's workforce. Four linked structures comprise the core College of Engineering facilities on the UNL campus: Nebraska Hall, Walter Scott Hall, the Scott Engineering Link and Othmer Hall. Walter Scott Hall was built in 1972, and the Scott Engineering Link in 1986. These adjoining facilities house classroom space and faculty offices. The classrooms are not adequate for the needs of a current learning environment for 21st-century engineering. Nebraska Hall is a 360,000-square-foot building that served as an Elgin watch factory until the factory closed and the university acquired the building in 1958. The College of Engineering occupies about half of this building with classroom facilities, class laboratories, research laboratories and faculty offices. Effectively all of this space is inadequate and outdated. Facility updates are needed to provide modern classroom and research facilities that could accommodate growth and position UNL to successfully recruit students and faculty.

We propose a combination of new construction in the area of the Scott Engineering Link and significant renovations in Walter Scott Hall and Nebraska Hall. Renovation would address building integrity issues, major building systems, ADA compliance issues and remediation of hazardous materials. The project also would result in a more efficient use of the space, since engineering students currently must navigate labyrinthine passageways to move throughout the engineering complex building, inhibiting access and collaboration.



## ▶▶▶ COLLEGE OF BUSINESS ADMINISTRATION RENOVATION

- *Most classroom space on campus*
- *Heavily utilized classroom and lab space*
- *Opportunity to repurpose with new CBA building opening in 2017*
- *FCI score: 70*

The College of Business Administration will vacate its current building at 12th and R streets when it moves to its new building at 14th and Vine streets in 2017. Given UNL's goal to grow enrollment to 30,000, and with current enrollment at a record level, the need for adequate, modern instructional space is paramount.

The current business college building, built in 1920 with an addition constructed in the mid-1980s, offers 120,000 square feet of space that could become a hub of general-purpose, interactive, technology-rich classrooms, including modern auditoriums. The classrooms would primarily serve academic departments experiencing growth in credit hour production because of enrollment increases. The building is ideally located at the core of campus to accommodate an increase in students and faculty in a variety of majors, putting UNL in a strong position to attract and retain more top talent on behalf of Nebraska. The renovation project would create new, and optimize current, classrooms and auditoriums; given the building's age, the project also would address issues of structural integrity as well as ADA and life safety code issues and HVAC and plumbing inadequacies.



## ▶▶▶ MABEL LEE HALL/HENZLIK HALL RENOVATION

- *High classroom capacity*
- *Among the most heavily utilized classroom spaces*
- *FCI scores: 56 (both)*

Renovation of Mabel Lee Hall and adjoining Henzlik Hall represents an opportunity for UNL to grow its programs in early childhood education, rural education and teacher training. The College of Education and Human Sciences has experienced significant enrollment growth in both undergraduate and graduate students over the past 10 years – growth that has served Nebraska well, since a large share of graduates stay in Nebraska to live and work. The college also has increased its research portfolio over time, putting pressure on current space. Renovation of the college's facilities would provide the university with modern, 21st-century learning space necessary to prepare Nebraska's future educators.

Henzlik Hall was constructed in the 1950s; Mabel Lee was constructed in 1970 as a physical education facility and still houses an outdated swimming pool that creates humidity, mold and a chlorine odor that permeates the building. These challenges, together with the current layout, make for an environment that is disruptive to teaching and learning. We propose fully renovating the existing building and adding 40,300 gross square feet by infilling the pool and court areas and creating a new entry, thus converting inefficient space into quality, active teaching and research space. The project would include renovations on all four existing levels of the building to create modern classrooms, research space, group project rooms and collaboration space. Most importantly, renovation would bring together faculty and students from the primary College of Education and Human Sciences programs. Renovations would also include abatement of hazardous materials, repair or replacement of the building's roof and major building systems, and modifications to correct life safety and accessibility deficiencies.

## ▶▶▶ **FOOD INDUSTRY COMPLEX RENOVATION**

- *Opportunity for repurposing with Food Science move to Innovation Campus*
- *Close proximity to new East Campus housing and student commons*
- *Agriculture is an NU priority and major Nebraska industry*
- *High lab capacity*
- *FCI score: 65*

The Food Industry Complex housed the Food Science and Technology Department until its relocation to Nebraska Innovation Campus in July. The College of Agricultural Sciences and Natural Resources, primarily based on East Campus, has experienced a decade of steady enrollment growth. Recent strategic investments are revitalizing East Campus, including new dormitories, the renovation of C.Y. Thompson Library into a student learning commons, and the renovation and expansion of the recreation and wellness center. Reinvigorating the student learning experience is another component of the modernization of East Campus.

However, East Campus lacks adequate modern classroom space. This project calls for the conversion of the Food Industry Complex into modern classroom space to support teaching and learning, as well as student recruitment. Structural integrity and major building system issues also would be addressed, as would ADA and life safety



code issues. Renovation would complement the enhanced campus environment and respond to the need for classrooms to support the university's ongoing commitment to undergraduate education and enrollment growth. Furthermore, investments on East Campus are enhancing UNL's ability to attract, retain, house and educate even more students to serve Nebraska's No. 1 industry – agriculture.

## ▶▶▶ **HAMILTON HALL RENOVATION**

- *Largest amount of lab space on campus that is heavily utilized*
- *Very high classroom capacity and utilization*
- *STEM education and research is a strategic priority*
- *FCI score: 68*

Hamilton Hall, constructed in 1971, houses life sciences and chemistry classrooms and instructional and research laboratories. The undergraduate laboratories on the upper floors were renovated about five years ago using federal research grant money. An investment made by the university recently provided modest upgrades to some teaching facilities. However, teaching, research and office facilities for upper-level life sciences, including and especially chemistry, are still in need of significant renovations, particularly in view of UNL's goals to grow enrollment and research activity in the sciences. This project would provide faculty and students with modern chemistry laboratories critical to teaching and research. These laboratories are used by science majors, pre-med majors, and other majors related to agriculture and life sciences – all critical areas for Nebraska's workforce. Life and physical sciences also are necessary elements of UNL's core curriculum. Teaching and research labs with modern day equipment, systems and suitable learning environments are essential to attracting and retaining students in science, technology, engineering and mathematics (STEM) fields and expanding research in this area. We propose renovating labs and student spaces on select floors of Hamilton Hall and addressing issues of function, equipment, structural integrity and safety. The original chemical fume hoods throughout the building need to be replaced to meet current best practices and standards. The HVAC and plumbing systems also need to be updated. Restrooms, stairwells and doors need to be brought into compliance with ADA and life safety standards, and high-rise code requirements need to be addressed.



## ▶▶▶ WITTON HALL RENOVATION

- *Most lab space on campus after the Durham Research Centers*
- *FCI score: 74*

Wittson Hall is a 207,000-gross square foot structure that houses research labs, research support facilities, education space for the College of Medicine, the McGoogan Library of Medicine, and faculty and administrative offices. Partial renovation of building systems was completed in 2013 with LB605 funding, including renovation of HVAC infrastructure and research space and class labs on the second, third and fourth levels, restoration of building egress to compliance with current fire and life-safety codes, and replacement of the partial roof over Level 4. Many areas of the building remain nearly as originally constructed and are both physically and functionally dated and we hope to renovate those along with common areas and restrooms. Aging research labs would be renovated to provide space for competitive scientific research in order to facilitate UNMC's continued research growth and faculty recruitment and retention. Education space would be renovated to provide updated class labs, to be used primarily by the College of Medicine and College of Allied Health Professions. The McGoogan Library would receive significant renovation to meet the functional needs and educational priorities of health professional students and faculty. Renovation would include updating space to meet building codes, increased natural light, increased technological capabilities, additional and revised small group study areas, and a 24/7 student café and study space. Renovation of remaining original building mechanical systems would be completed to allow continued long-term use of the building in an energy-efficient manner. The exterior precast concrete skin of the building on the lower levels of the building is showing signs of deterioration and would be replaced or cleaned, repaired and waterproofed as necessary to stabilize the exterior for the long term.



## ▶▶▶ COLLEGE OF PHARMACY RENOVATION

- Good classroom and lab capacity
- 3rd lowest FCI score (58) on campus

Williams Science Hall, formerly the College of Pharmacy building, was completed in 1976 and contains about 65,000 gross square feet. The building houses education and faculty office space for the College of Pharmacy, the administrative offices of the dean of the College of Pharmacy, and pharmacy research labs. The education and administrative space of the college is now outdated and would be replaced with the completion of the new Lozier Center for Pharmacy Sciences and Education and Center for Drug Discovery building in 2015. Current administrative space could be adapted to provide additional space for a growing clinical faculty in the College of Medicine and to provide additional campus-wide student services capacity. The research laboratories in the building are planned to remain in service to house grant-supported research space with emphasis on pharmacy research and, since many are in condition original to the building, would be renovated.



## ▶▶▶ COLLEGE OF NURSING RENOVATION

- Good classroom and lab capacity
- 4th lowest FCI score (61) on campus

The College of Nursing building was opened in 1976 and contains about 70,000 gross square feet, housing education and faculty office space for the Omaha Division of the College of Nursing as well as the administrative offices of the dean of the College of Nursing. Its space was supplemented by the construction of the College of Nursing Science building, which opened in 2010. The college has remodeled priority areas of the building over the years, but much of it remains in original condition and is now in need of significant renovation or functional upgrade. The facility would be renovated to continue the building's current mission well into the future, providing updated faculty and education space for programs that produce health care professionals to meet the needs of the state.



## ▶▶▶ **EPPLEY SCIENCE HALL RENOVATION**

- *4th most lab space on campus*
- *FCI score: 62*

Eppley Science Hall, completed in 1973 with an addition in 1992, is a 10-level structure containing 120,000 gross square feet. It was originally constructed to expand the research capabilities of the Eppley Cancer Center. The building houses research labs, research support facilities, education space and faculty offices.

Much of the building remains as originally constructed; some laboratory renovation has occurred over the years. The first and second levels formerly housed laboratory facilities that became so obsolescent over time that the space was no longer usable and was subsequently vacated. A partial renovation of building mechanical systems was completed in 2014 with LB605, federal stimulus and other funds to improve the research environment and reduce energy consumption. The facility would be renovated to continue the building's research mission well into the future, restore the building to compliance with current fire and life-safety codes, and provide updated faculty and education space.



## ▶▶▶ ADMINISTRATION BUILDING RENOVATION

- Worst FCI score (47) on campus

The Administration Building is a 1960s-era structure purchased by UNMC in 1990 and renovated in 1992. The building is a five-level structure containing about 45,000 gross square feet and houses UNMC human relations functions along with business and finance operations and the campus day care center. Most areas of the building remain as renovated in 1992 and are both physically and functionally dated; of particular concern are the building's lack of a fire sprinkler system and plumbing systems on the first and second levels that are deteriorating, have caused flooded office areas and significantly increase the risk of further damaging leaks. The building would be renovated to renew infrastructure, restore the building to compliance with current fire and life-safety codes, and provide updated existing campus functions.



**“ONE OF THE HIGHEST PRIORITIES OF THE BOARD OF REGENTS IS TO PROVIDE STUDENTS WITH AN EXCELLENT EDUCATION THAT PREPARES THEM TO BE SUCCESSFUL. OUR PLAN TO INVEST IN FACILITIES THAT ARE VITAL TO STUDENT LEARNING ADVANCES THAT GOAL.”**



**BOB PHARES**

2015 Chairman, University of Nebraska Board of Regents



**FACILITIES  
ARE VITAL TO  
STUDENT  
LEARNING.**

[nebraska.edu/preserving-our-investment](http://nebraska.edu/preserving-our-investment)

UNIVERSITY OF  
**Nebraska**