

BUSINESS AFFAIRS AND HUMAN RESOURCES
APRIL 26, 2022

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| 2 | IDAHO STATE UNIVERSITY Athletics Funding Cap | Action Item |
| 3 | IDAHO STATE UNIVERSITY Meridian Campus Master Plan | Action Item |

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BOISE STATE UNIVERSITY

SUBJECT

First Year Student Housing – Project Budget and Construction

REFERENCE

October 2021 Board approved Planning and Design of First-Year Residence Hall

August 2022 Idaho State Board of Education (Board) approved FY23 Six-Year Capital Improvement Plan

APPLICABLE STATUTE, RULE, OR POLICY

Idaho State Board of Education Governing Policies & Procedures, Section V.K.3.

BACKGROUND/DISCUSSION

In 2020, Boise State University (Boise State) partnered with a consulting group, Brailsford and Dunleavy (B&D), to develop a plan for future student housing. That process included both an assessment of current demand for student housing and the creation of an action plan for additional residence halls. The market analysis identified an aggregate demand for 738 additional beds, with the most significant shortfalls in traditional (freshman) and apartment-style (graduate) housing. In October of 2021, the Board approved Boise State’s request to undertake planning and design of a first-year residence hall to address that demand.

A thorough site analysis considered numerous options for this project. Careful consideration of the campus master plan and mindful preservation of future academic sites led to a location with an infill strategy. The selected site, which is immediately adjacent to Albertsons Library and the Taylor/Keiser housing complex, will strengthen ties to both existing housing and core academic facilities. Additionally, the site is along Cesar Chavez Lane and the Boise River, our campus’ northern edge. A student housing facility here will advance the campus master plan’s goal to “Integrate the Boise River and Greenbelt into Campus.” A site map is included as Attachment 1.

In April 2022, AMD/Hummel Architects entered into a contract with the Idaho Division of Public Works to design a 450-bed project. Construction documents will be completed in June 2023 with construction advertisement to follow. Exterior building renderings are included as Attachment 2.

The total project cost, including design, construction, contingency, fees, testing and inspections, and FF&E is estimated not to exceed \$70 million. The financing plan will be to issue general revenue bonds along with using institutional reserves. In accordance with Board policy, the university will return in June to request Board

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approval of the debt financing. The preliminary project budget is included as Attachment 3.

IMPACT

Expanded first-year housing will meet the growing demand for on-campus housing, which will have a positive impact on recruitment, retention and graduation rates. Placement of this project will foster an opportunity to improve the surrounding site and further leverage unique campus amenities.

ATTACHMENTS

- Attachment 1 – Site Map
- Attachment 2 – Exterior Renderings
- Attachment 3 – Project Budget


BOARD STAFF COMMENTS AND RECOMMENDATIONS

This project was included in the University’s six-year capital improvement plan provided to the Board in August 2021. At that time, it had an estimated cost of \$45M. At the October 2021 Board meeting where planning and design was approved, the University did not provide an update to the overall cost estimate. At the October 2021 Board meeting, the Board approved Boise State’s request to move forward with the planning and design for first-year student housing for a total cost not to exceed \$4.5M.

The original project cost of \$45M was estimated prior to building design and site investigation and the university considered it a preliminary number. The current project cost estimation of \$70M was completed by two professional cost estimators and was based on 100% Design Development level drawings. It also includes a significant contingency for cost escalation and unknown conditions.

Staff recommends approval.

BOARD ACTION

I move to approve the request by Boise State University to construct a first-year residence hall, including the project budget  for a cost not to exceed \$70 million, pending approval of the debt financing at a subsequent Board meeting.

Moved by _____ Seconded by _____ Carried Yes _____ No _____



Elevation: West



Elevation: East



Residence Hall Courtyard (South)

First Year Student Housing Project
Project Budget

| | |
|-----------------|------------------------------------|
| Project Number: | DPW 22-201 |
| Project Title: | First Year Student Housing Project |
| Date: | April 2023 |

| Category | Project Budget |
|--------------------------------|------------------------|
| Architectural Fees | \$4,400,000.00 |
| Construction Costs | \$46,000,000.00 |
| Testing, Inspections and Misc. | \$2,500,000.00 |
| Construction Contingency | \$3,600,000.00 |
| Subtotal | \$56,500,000.00 |

| | |
|---------------------|----------------|
| University Costs | \$9,000,000.00 |
| Project Contingency | \$4,500,000.00 |

| | |
|-----------------------------|------------------------|
| Total Project Budget | \$70,000,000.00 |
|-----------------------------|------------------------|

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IDAHO STATE UNIVERSITY

SUBJECT

FY2022 One-Time Athletics Expenditures

APPLICABLE STATUTE, RULE, OR POLICY

Idaho State Board of Education Governing Policies & Procedures, Sections V.X.3, V.X.4.

Idaho Code § 33-3717

Idaho Administrative Code, IDAPA 08.02.04 – Section 112, Accountability

BACKGROUND/DISCUSSION

Idaho State Board of Education (Board) policy V.X.4 states that the institution may request one-time changes to the Athletic spending limit to address non-routine programmatic changes.

Idaho State University (ISU) is requesting a one-time adjustment to its Athletics spending limits for FY22 due to the combination of two extraordinary situations that occurred that fiscal year.

First, in November 2021, Idaho State University initiated a change in the football coaching staff. This change resulted in a number of expenses that were not planned for in the preparation of the annual budget, which caused ISU to exceed the athletic spending limits. There was a period of time during which ISU was paying two sets of coaches. The changeover of the football coaching staff resulted in significant one-time, non-routine expenses of \$264,034, which included the following:

- A new head coach salary that was an increase over the prior salary
- Ongoing contractually required payments to the former head coach
- Overlap in payout to former assistants while the new assistants were hired
- One-time recruitment and operating expenses related to staff turnover.

The second factor that caused expenditures over the Board limits were pandemic related. The NCAA extended the scholarships to allow an extra year for student athletes impacted by COVID-19. ISU experienced increased scholarship costs to cover those additional student athlete COVID-19 eligibility years. In addition, the Big Sky Conference imposed COVID-19 related health and safety protocols for team travel that required additional travel expenses. The total of these non-routine COVID-19 related expenses was \$176,022.

These two items created a total FY22 expenditure limit excess in one-time, non-routine additional expenses of \$440,056 or 7.8% over ISU's FY2022 Athletics Spending Limit (Policy V.X.3) of \$5,658,700.

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IMPACT

ISU has already incurred these expenses as reflected in ISU's FY2022 audited financial statements. Board policy allows for the request of a one-time exception. ISU is requesting Board approval of the expense limit change to allow the expenses to be covered as they have currently been incurred. If the exception is not allowed, ISU will create a repayment plan to comply with the policy limits.

It should be noted that ISU experienced another change-over in football coaching staff this year. However, since ISU had already discovered the FY22 excess, this was addressed in the current year budget to ensure it would not reoccur.

BOARD STAFF COMMENTS AND RECOMMENDATIONS

Board Policy V.X.4. states:

Adjustments to Athletic Spending limits: Institution chief executive officers may Request from the Board, one -time or permanent changes to the above-described spending limits to address non-routine programmatic changes. Changes that may be used as evidence for adjustments to the Athletic Spending Limit may include but are not limited to the addition of new sports, new expenditures related to gender equity or other compliance requirements, transitions to different athletic conferences, expansion of team rosters and schedules, inflationary factors related to the expense of academic support and tutoring, room and board increases, or atypical spikes in tuition rates.

The athletic limits are calculated annually based on the rate of change for the next fiscal year of ongoing State appropriated funds compared to the ongoing State appropriated funds in the current fiscal year, unless set through Board action.

The request from Idaho State University is for Board action to increase the athletic limits consistent with Policy V.X. In FY 2022, the amount established by the Board was \$5,658,700. In FY 2023, the amount established by the Board was \$6,041,900. The requested increase will revise the Fiscal Year 2022 limit to \$6,098,756, while the FY 2023 limit will stay at \$6,041,900.

Staff recommends approval.

BOARD ACTION

I move to approve the request by Idaho State University to approve the one-time adjustment to its Athletics spending limits for Fiscal Year 22.

Moved by _____ Seconded by _____ Carried Yes _____ No _____

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IDAHO STATE UNIVERSITY

SUBJECT

Idaho State University Meridian Campus Master Plan

APPLICABLE STATUTE, RULE, OR POLICY

Idaho State Board of Education Governing Policies & Procedures, Section V.K.8.

BACKGROUND/DISCUSSION

In 2020 Idaho State University purchased 22.024 acres located at 785 South Locust Grove Road, located to the north of the existing ISU Meridian Campus to create space to expand existing health care programs and create new health care programs at the Skaggs Health Sciences Center in Meridian. Through an interactive process with Idaho State University stakeholders, a preliminary master plan has been drafted and a blueprint for future development has been identified. Although this master plan is subject to modification as development occurs, the concept of new building placements with associated programs has been identified.

In 2022, Idaho State University engaged Hummel Architects to perform preliminary programming and to produce a site improvement placement master plan for the 22-acre addition to the Meridian Campus. Additionally, the existing campus buildings and infrastructure were reviewed for re-utilization of space as well as delineating which programs will need to move or expand into the new development. The University conducted visioning sessions to identify overall guiding principles for the master plan for both the existing and new campus spaces. As a result, a preliminary program was established. These program spaces are outlined and indicate the eventual need for approximately 950,000 additional square feet for the newly acquired parcel and 184,000 square feet of expansion for the existing property.

This master plan is a living document as programs, buildings, and prioritization change over time. However, the initial purpose of this master plan is to engage the City and the State for their input and to allow the development of the initial infrastructure to be designed to prepare the property for future construction.

IMPACT

Property development including costs in engineering inspections, soil testing, water and sewer infrastructure, utilities, earthwork, landscaping, paving, and roadways were part of the 2023 legislative budget request submitted by the Governor and partial funding was approved by the legislature. Thus, the initial infrastructure installation will likely be soon forthcoming as a project for Board approval if the Board approves the master plan.

ATTACHMENTS

Attachment 1 – Proposed ISU Meridian Master Plan

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BOARD STAFF COMMENTS AND RECOMMENDATIONS

ISU's proposed master plan for its Meridian Campus complies with Board Policy V.K.8, which states:

“Each institution shall develop a seven (7) to fifteen (15) year Campus Master Plan (CMP). The CMP shall serve as a planning framework to guide the orderly and strategic growth and physical development of an institution’s campus. The CMP shall be consistent with and support the institution’s current mission, core themes, strategic plan, and six-year capital construction plan. The CMP and substantive updates thereto must be approved by the Board.”

Note: Board Policy V.K.2.a. provides that the six-year capital construction plan is a rolling list of planned major construction projects which is reviewed by the Board each August and subsequently submitted to the Division of Public Works and the Permanent Building Fund Advisory Council for consideration each year as part of the Governor’s fiscal year budget request.

The six-year capital construction plan is distinct from the long-term CMP, which deals with the entire campus footprint (buildings, green areas, roads and walkways, parking areas, etc.) and its evolution over an extended planning horizon.

Staff recommends approval.

BOARD ACTION

I move to approve the request by Idaho State University to approve its Meridian Campus Master Plan.

Moved by _____ Seconded by _____ Carried Yes _____ No _____



**Idaho State
University**

ATTACHMENT 1

Meridian Campus Master Plan



BAHR

HUMMEL
ARCHITECTS
TAB 3 Page 1

Introduction

Idaho State University was founded in 1901 on its Pocatello, Idaho Campus. Currently, the university serves students in several locations within the State of Idaho. Around 2008, Idaho State University purchased part of an existing building in Meridian Idaho, a former Jabil Manufacturing facility, and consolidated several programs within the Treasure Valley. During 2008, a master plan for the re-purposed building was drafted to provide consolidation with opportunities for existing and future program growth. Since the initial master plan was drafted, Idaho State University's vision has grown beyond the capacity of the current building.

In 2020 Idaho State University purchased approximately 22-acres to the north of their Meridian Campus to expand existing programs and create new programs in Meridian. Through an interactive process with Idaho State University Stakeholders a preliminary program has been drafted and several buildings have been identified. Although this master plan is susceptible to change, the concept of new building placements with associated programs have been identified.

Executive Summary

In 2022, Hummel Architects was engaged by Idaho State University to perform a preliminary program and building placement master plan for the new 22-acres. Additionally, the existing campus was reviewed for re-utilization of spaces as well as delineating which programs move or expand into the 22- acres.

Through an interactive process with Idaho State University Stakeholders, a vision session was conducted to identify over-all guiding principals for the master plan, for the campus.

With Idaho State University Stakeholders input, a preliminary program was established to address where major programs will be located. These program spaces are outlined and indicate the need for approximately 950,000 s.f. for the 22-acre expansion and 184,000 s.f. for the existing campus.

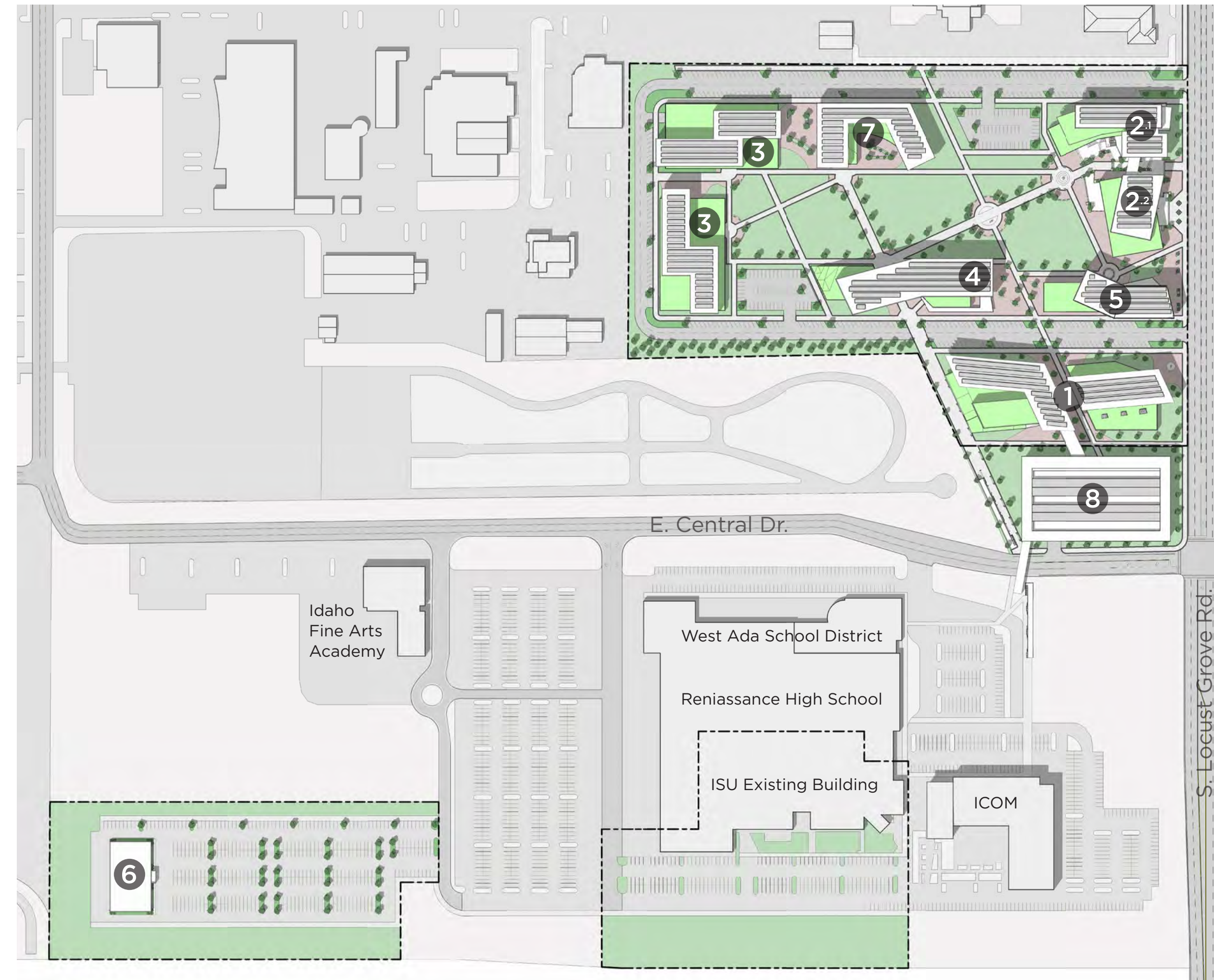
This master plan must be a living document as programs, buildings, and prioritization may change over the course of many years. Initial purpose of this master plan is to engage City and State municipalities for their review and approval allowing some appropriate infrastructure to be designed and ultimately constructed. Infrastructure maybe the first phase of implementing this campus master plan.



Pedestrian Path Looking North Towards Interdisciplinary Clinics



Internal Campus Looking Southwest at Multi-Use Facility



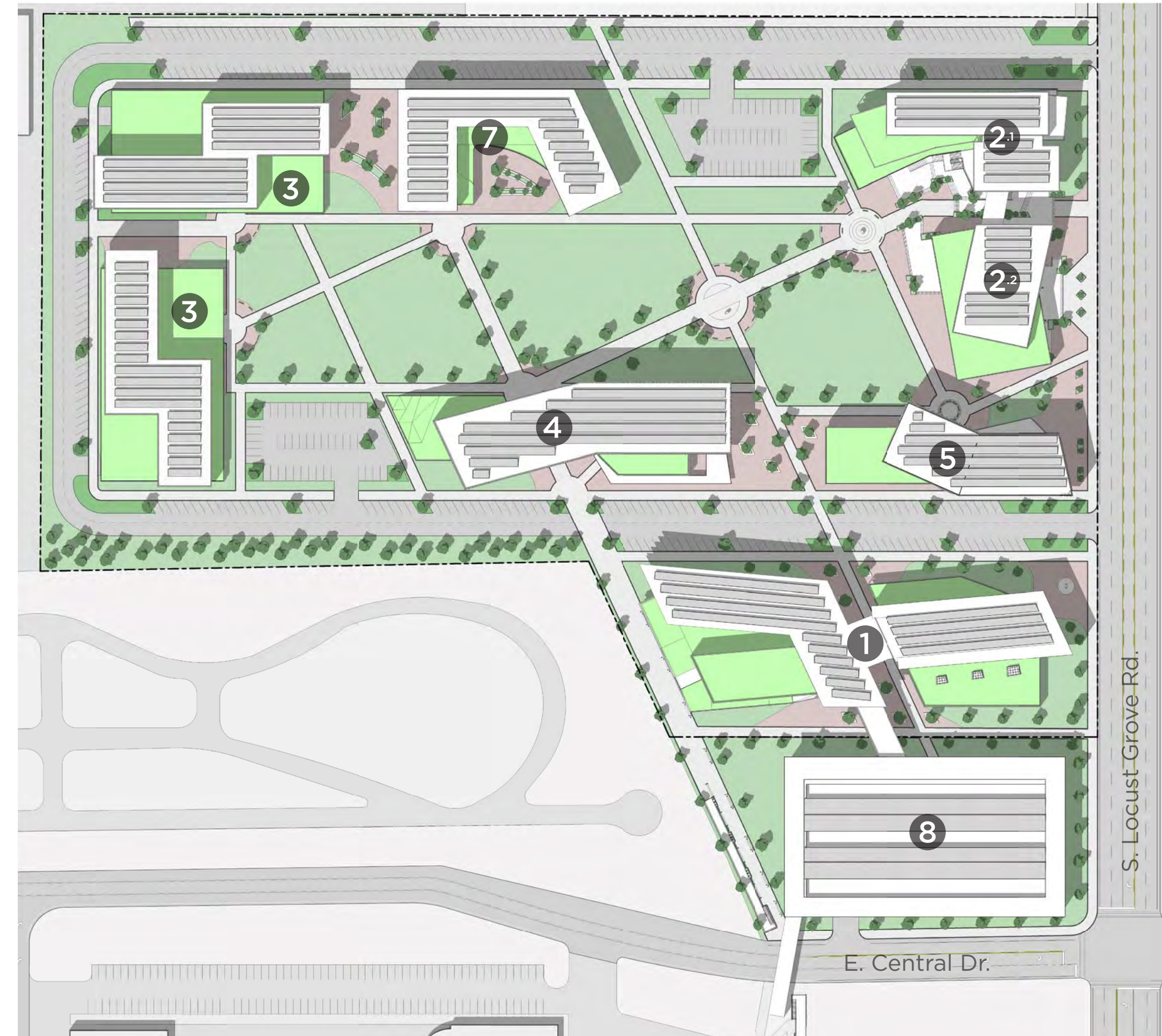
ATTACHMENT 1 Site Plan

- 1 Interdisciplinary Clinics
6 Floors
290,000 sf
- 2.1 Interdisciplinary Biosciences Research
6 Floors
129,000 sf
- 2.2 ISU Innovation Center
5 Floors
84,000 sf
- 3 Housing (2 Buildings)
5 Floors
130 Units, 100 Parking Stalls
132,500 sf
- 4 Multi - Use Facility
5 Floors
137,000 sf
- 5 Medical Education
6 Floors
116,000 sf
- 6 Maintenance + Utilities
2 Floors
24,000 sf
- 7 Living + Learning
5 Floors
1st + 2nd Floor Academic
3rd - 5th Floor 75 Housing Units
- 8 Parking Garage
6 Floors
1000-1200 Parking Stalls



Locust Grove Looking West

Enlarged Site Plan



- 1 Interdisciplinary Clinics
6 Floors
290,000 sf
- 2.1 Interdisciplinary Biosciences Research
6 Floors
129,000 sf
- 2.2 ISU Innovation Center
5 Floors
84,000 sf
- 3 Housing (2 Buildings)
5 Floors
130 Units, 100 Parking Stalls
132,500 sf
- 4 Multi - Use Facility
5 Floors
137,000 sf
- 5 Medical Education
6 Floors
116,000 sf
- 6 Maintenance + Utilities
2 Floors
24,000 sf
- 7 Living + Learning
5 Floors
1st + 2nd Floor Academic
3rd - 5th Floor 75 Housing Units
- 8 Parking Garage
6 Floors
1000-1200 Parking Stalls



Looking South Towards Medical Education



ATTACHMENT 1
Campus Aerial
Looking North

- 1 Interdisciplinary Clinics
- 2.1 Interdisciplinary Biosciences Research
- 2.2 ISU Innovation Center
- 3 Housing
- 4 Multi-Use Facility
- 5 Medical Education
- 6 Maintenance + Utilities
- 7 Living + Learning
- 8 Parking Garage



Locust Grove Looking West to Internal Campus



ATTACHMENT 1
Campus Aerial
Looking West

- 1 Interdisciplinary Clinics
- 2.1 Interdisciplinary Biosciences Research
- 2.2 ISU Innovation Center
- 3 Housing
- 4 Multi-Use Facility
- 5 Medical Education
- 6 Maintenance + Utilities
- 7 Living + Learning
- 8 Parking Garage



Internal Campus Looking South at Multi-Use Facility



ATTACHMENT 1
*Campus Aerial
Looking
Southwest*

- 1 Interdisciplinary Clinics
- 2.1 Interdisciplinary Biosciences Research
- 2.2 ISU Innovation Center
- 3 Housing
- 4 Multi-Use Facility
- 5 Medical Education
- 6 Maintenance + Utilities
- 7 Living + Learning
- 8 Parking Garage



Corner of Central Drive + Locust Grove

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ATTACHMENT 1
Pedestrian Path Looking North Towards Interdisciplinary Clinics

Multi-Use Facility Looking Towards Interdisciplinary Clinics



Living + Learning Looking Towards Multi-Use Facility





Living + Learning Looking Southeast
BAHR



Interdisciplinary Biosciences Research Looking Towards Multi-Use Facility







Internal Campus Looking Southwest

BAHR



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