



Task Force on University of Wyoming Housing

May 8, 2019



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Agenda:

1. 2018 Task Force Overview - Alex Kean
2. HB0293 Overview - David Jewell
3. a) Potential Locations and Configuration of Residence Halls/Parking Complex - Matt Newman
b) Tie-Ins to Existing/Planned Academic Initiatives - Sean Blackburn
4. a) Initial Projects (e.g., staff relocation from Wyoming Hall) - Neil Theobald
b) Options for swing space on campus - Matt Kibbon
5. Room Composition of 2,000 Beds (e.g., % single rooms, % double rooms) - Sean Blackburn
6. Other



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1. 2018 Task Force Overview -Alex Kean



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University of Wyoming Student Housing Task Force

- The Legislature created this University of Wyoming Student Housing Task Force during the 2018 legislative session, 2018 Session Laws, Ch. 136, Section 13, to review the housing master plan submitted by the University in January 2018, to provide recommendations regarding implementation of that plan and to address funding mechanisms for new student housing.
- The Task Force held seven formal meetings between May 1, 2018 and October 18, 2018 culminating in a report submitted to the Board of Trustees, the Joint Appropriations Committee and the Select Committee on Capital Financing and Investment.





Over the course of the seven meetings the following issues were specifically addressed:

- History of UW housing
- Review of 2015 UW housing plan
- Review of 2017 UW Master Plan
- UW's bonding capacity
- Financing, cash flow, interest rates
- Review of UW's infrastructure
 - Comprehensive campus tour
 - IT building
 - Wyoming Hall
 - Energy needs required to accommodate new residence halls; expansion of the West Campus Energy Plant
- Parking
- Public financing options
- Public Purpose Investments (PPIs)
- Public / Private Partnerships
- Food Service and Various Dining Options
- Creating Living-Learning Communities
- Demolition of current buildings



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The Task Force invited and heard from many representatives at the University of Wyoming and numerous organizations including:

- Associated Student of University of Wyoming (ASUW)
- Balfour Beatty Campus Solutions
- Bison Run Village
- CRAFT Collaborative
- Haselden Construction
- George K. Baum and Company
- Kappa Kappa Gamma
- Louisiana State University
- Louisiana Public Facilities Authority
- Signet
- Sigma Nu
- Wyoming Community Development Authority (WCDA)



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Task Force Recommendations: Recommendation #1:

The Task Force made nine recommended revisions to the UW housing master plan highlighted by:

- UW should construct as soon as practicable, approximately two thousand (2,000) replacement beds for existing University on-campus housing;
- The newly constructed student housing should strive to create, enhance and sustain living and learning communities on the UW campus;
- All necessary support facilities for the new student housing should be included in the planning and construction of the new student housing;
- The new replacement student housing should be located within the core of the Laramie campus;
- The new student housing should be built in a construction method consistent with an expected useful life span that is appropriate for the mission of the student housing and is similar to the useful life expectancy of the campus buildings in proximity to the new student housing on the UW campus;



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Task Force Recommendations: Recommendation #2:

- The total construction cost of new student housing at UW is not to exceed five hundred million dollars (\$500,000,000.00) for all phases of the project;
- Potential funding options for new housing include:
 - (1) loan of state funds;
 - (2) UW- issued bonds to finance the student housing projects;
 - (3) utilization of a Public-Private Partnership (P3).
 - These options are not mutually exclusive and a combination of two or more of these options could ultimately produce the best choice for the State; and
- When deciding how to finance the new student housing, the Legislature and UW select the option that best promotes the policy considerations of the State and the University while protecting the State's financial strength.



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2. HB0293 Overview - David Jewell



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HB0293 Overview:

- Creates the University of Wyoming student housing project, student housing account, and amends the Task Force on UW Housing's membership and duties;
- Beginning July 1, 2019 and ending June 30, 2049, provides UW \$8M annually in additional federal mineral royalties (which may be used to make bond payments) and requires a corresponding reduction of \$8M in UW's block grant;
- Renews supplemental coverage program for university revenue bonds and allows for a 1:1 debt service coverage ratio (2.5:1 ratio was previously required);
- Provides UW loans from the Legislative Stabilization Reserve Account (LSRA) to help finance the project. The loans must be repaid at an interest rate of 0.25% higher than the rate of return on the LSRA funds which are not invested in equities in the previous year, capped at 4.5%;
 - \$15M as a line of credit for initial costs of phase 1 and 2 of the student housing construction
 - \$34M loan to defease existing UW bonds
- Provides \$300K grant to City of Laramie for traffic study.



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HB0293: Section 3

- 3(a) Creates UW student housing project – project shall be completed in phases;
- 3(a)(i) Phase 1 shall be intended to replace existing dormitory rooms on UW Laramie campus;
- 3(a)(i)(A) Provide housing for approx. 2,000 students.
Dormitory buildings constructed:
 - shall accommodate between 300 to 600 students
 - shall not exceed 6 stories of above grade, usable, occupiable space
 - may include classroom space, retail space, and all necessary student services



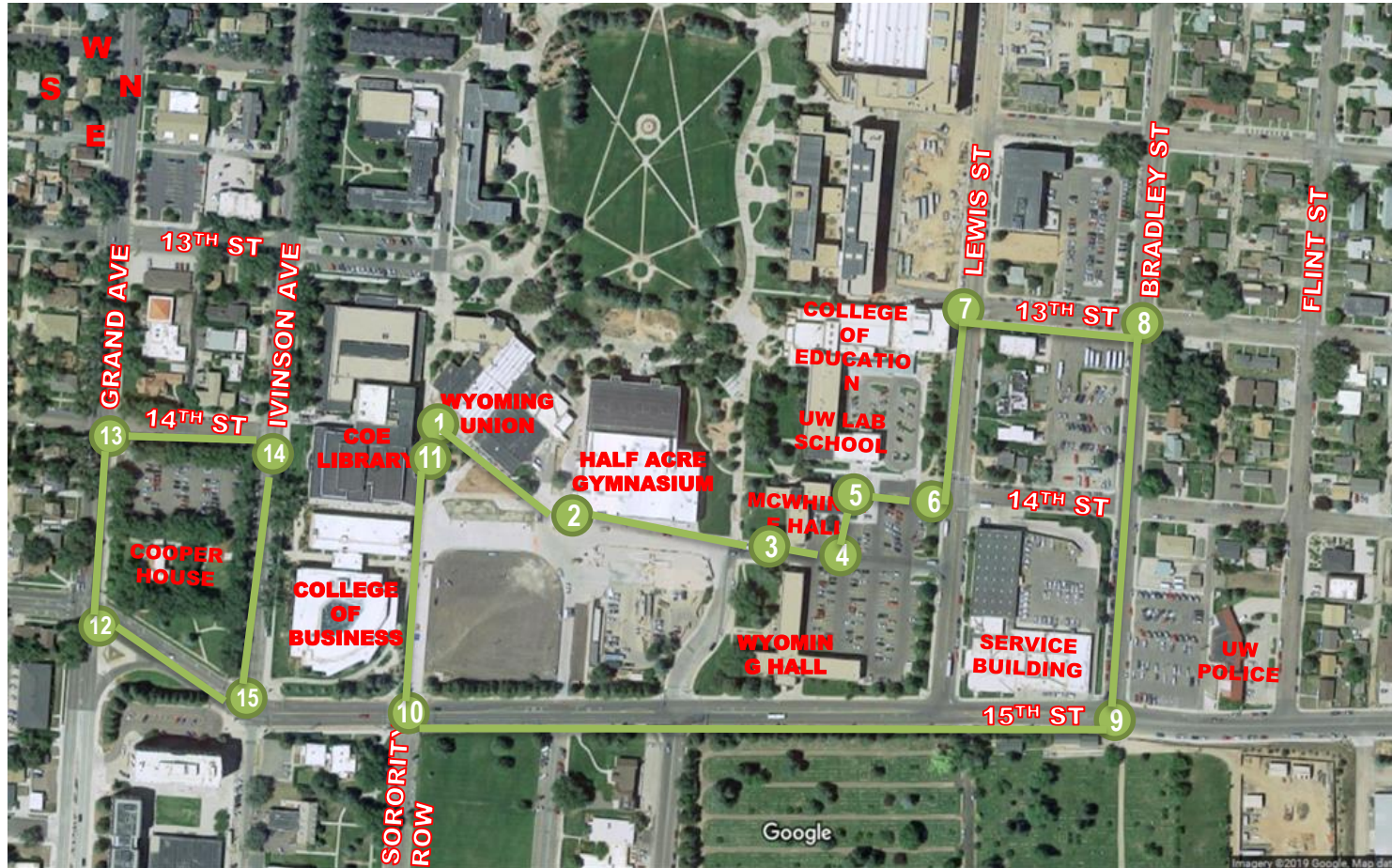
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HB0293: Section 3(a)(i)(B)

The dormitory buildings and supporting dining services and other student life facilities shall be constructed on the UW campus within the following bounded areas:

1. beginning at the southeast corner of the Wyoming Union,
2. thence northeast to the southeast corner of Half Acre Gymnasium,
3. thence north to the east side of McWhinnie Hall,
4. following the east side of McWhinnie Hall to the southeast corner of the parking lot north of McWhinnie Hall,
5. thence west along said south edge of the parking lot to the west edge of the parking lot,
6. thence north along the west edge of the parking lot to the south boundary of Lewis Street,
7. thence west to the intersection of Lewis Street and 13th Street,
8. thence north along 13th Street to Bradley Street,
9. thence east along Bradley Street to the west side of 15th Street,
10. thence south to Sorority Row,
11. thence west to the point of beginning
12. and the block bound Grand Ave,
13. 14th Street
14. Ivinson Avenue
15. and 15th Street

Dining services shall be provided within the new dormitory buildings, a new dining facility, and in a renovated Wyoming Union extending to the east of that building as determined by the trustees.



The area east of the Wyoming Union shall be a common space that accentuates the history, climate and outdoor nature of Wyoming;



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HB0293: Section 3 continued

- 3(a)(i)(C) Support structures for the project and the university, including but not limited to, parking garages, campus security and utility stations shall be located north of Lewis Street and south of Flint Street.
 - Additional parking garages included in the project may be located on the south side of campus.
 - Parking added during the project shall result in a net increase in parking spaces.
- 3(a)(i)(D) Phase 1 shall include appropriate landscaping and other outdoor amenities to enhance the student living environment
- 3(a)(i)(E) Phase 2 of the project shall include demolition and renovation of specified buildings and sites within the existing student housing complex
- 3(b) All student housing constructed shall:
 - (i) create, enhance and sustain living and learning communities
 - (ii) conform to the historic preservation plan
 - (iii) include planning and construction of all necessary components for the new student housing
 - (iv) be built with a method consistent with expected useful life



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**3. a) Potential
Locations and
Configuration of
Residence
Halls/Parking
Complex
- Matt Newman**



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Access Considerations

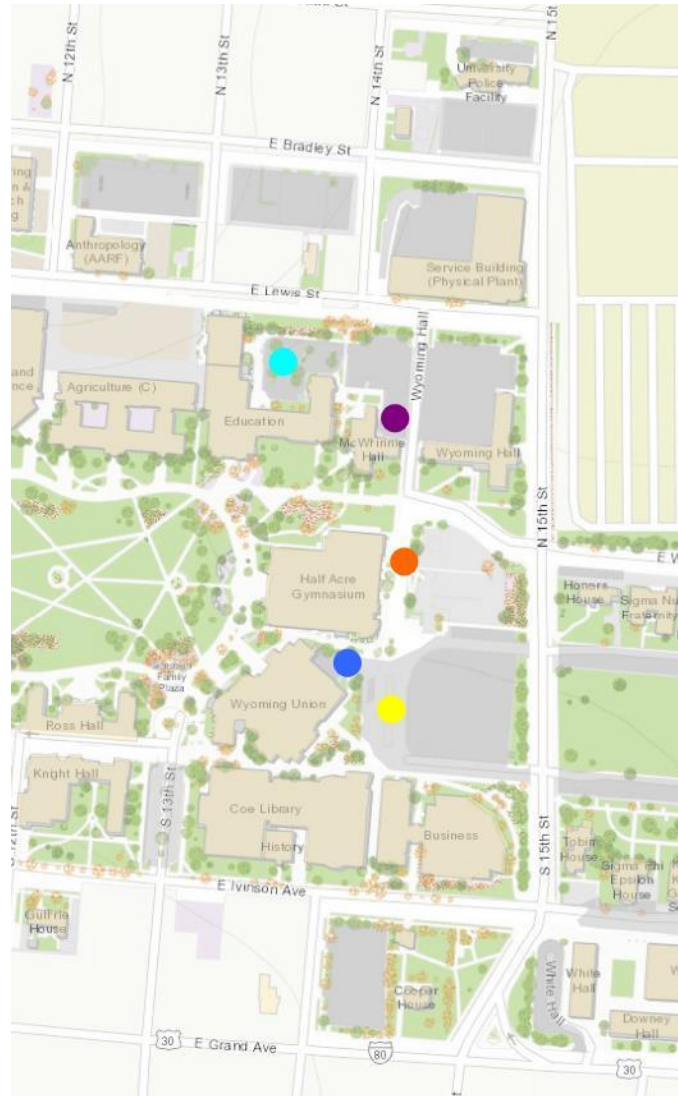
Service Access

- Union
- Mail
- Campus Recreation
- Building Services
- Emergency

UW Lab School

Transit Services

UniWyo



- UW Lab School
- Mail/ UniWyo
- Campus Recreation
- Union Loading Dock
- Transit Stop



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Utilities

West Campus Satellite Energy Plant

Willet Corridor



New Hot Water



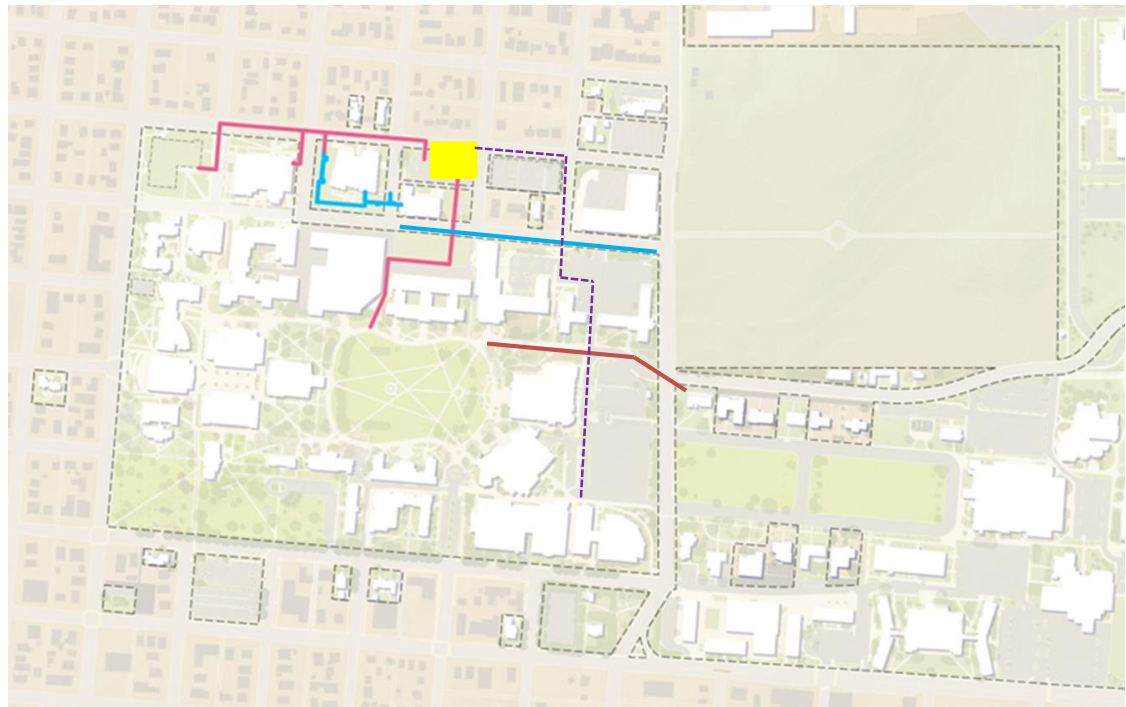
Chilled Water



Utility Tunnel Location



Proposed Utility Routing



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Parking

	# Spaces
A – Faculty/Staff	971
R – Residential	966
P – Free Remote	2,807
C – Commuter Student	584
Other	1,067
Total	6,395

-  "A" Permit
-  "A" & "C" Permit
-  "R" Permit
-  Free Parking on Non-Game Day
-  Free "P" Permit & Overflow



Source: Permit Parking Locations, University of Wyoming



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Dining

Phasing of new dining facilities

Student access during construction

Configurations and dining type



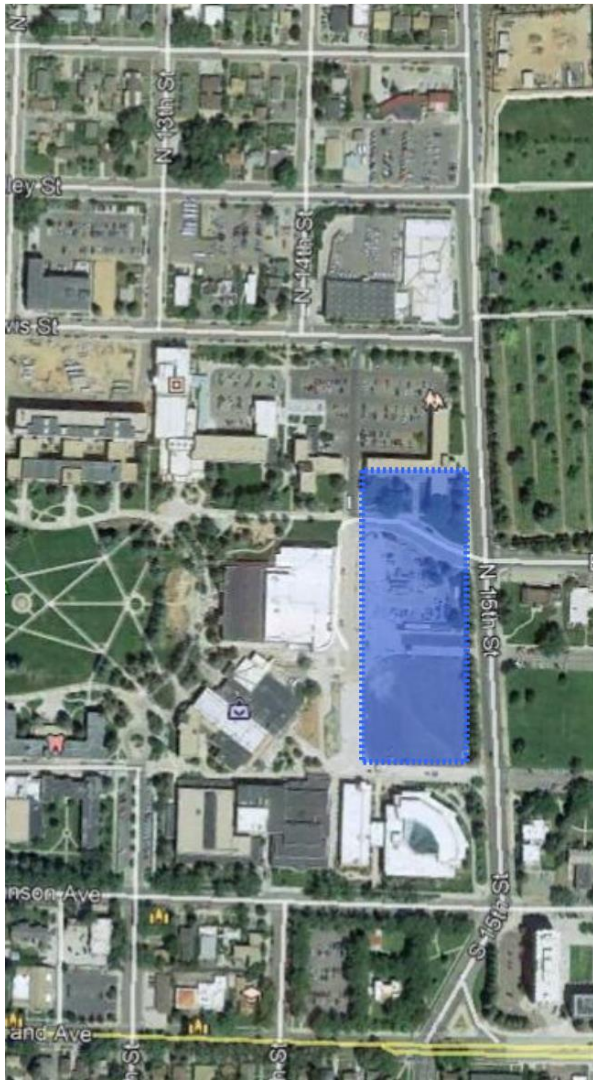
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Massing Study

- Four Story Structured Parking – 600-700 Spaces
- (5) Large Residence Halls – 350 to 400 Beds/ Each
- (1) Small Residence Hall – 100 to 150 Beds



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PHASE 1B

(2) Large Residence Halls



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PHASE 1C

- (2) Large Residence Halls
- (1) Small Residence Hall



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PHASE 2

Demolition of portions/ all existing residence and dining halls

Potential re-use of Crane/ Hill halls

Important to current master planning efforts



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**3. b) Tie-Ins to
Existing/Planned
Academic Initiatives
- Sean Blackburn**



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A BRIEF HISTORY

- Residential learning communities were the first type of learning communities
- Early residential experiences in higher education were transplanted from England in the form of Oxford and Cambridge residential college models



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A BRIEF HISTORY *(cont.)*

- In this “collegiate model” students lived, ate, and studied with their peers as well as faculty members, experiencing a holistic university experience similar to the objectives of today’s LLCs (Blimling, 2015)



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LIVING LEARNING COMMUNITIES (LLCs) DEFINED

Cohorts of students intentionally grouped together in a residence hall

A shared academic experience

With co-curricular learning activities for engagement with their peers

(Inkelas & Soldner, 2011)



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IMPORTANT TO NOTE

- LLCs require more than simply acknowledging academics, instead call for INTENTIONAL integration of the two.
- RCs are “colleges within a college” and emphasize small learning communities within the larger university setting.
- Community and student engagement are a primary component.



HALLMARKS OF LLCs

- Cohort – students on a shared journey
- Living together in a close knit community – physical environment must match the LCC
- Shared identity
- Shared academic experience
- Faculty Involvement (teaching, advising, mentoring, programming, in residence, offices, office hours, research, and learning labs)
- Co-curricular learning experiences: unified, out-of-the-classroom programs and activities among PEERS



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CURRENT CONVERSATIONS

- Haub School of Environment and Natural Resources
- Honors College
- The Institute of Innovation and Entrepreneurship
- College of Business
- Working with Academic Deans and Provost Miller to identify the right process to identify, structure, and fund LLCs and a Residential College
- Flexibility in these programs is important



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**4. a) Initial Projects
(e.g., staff relocation
from Wyoming Hall)
- Neil Theobald**



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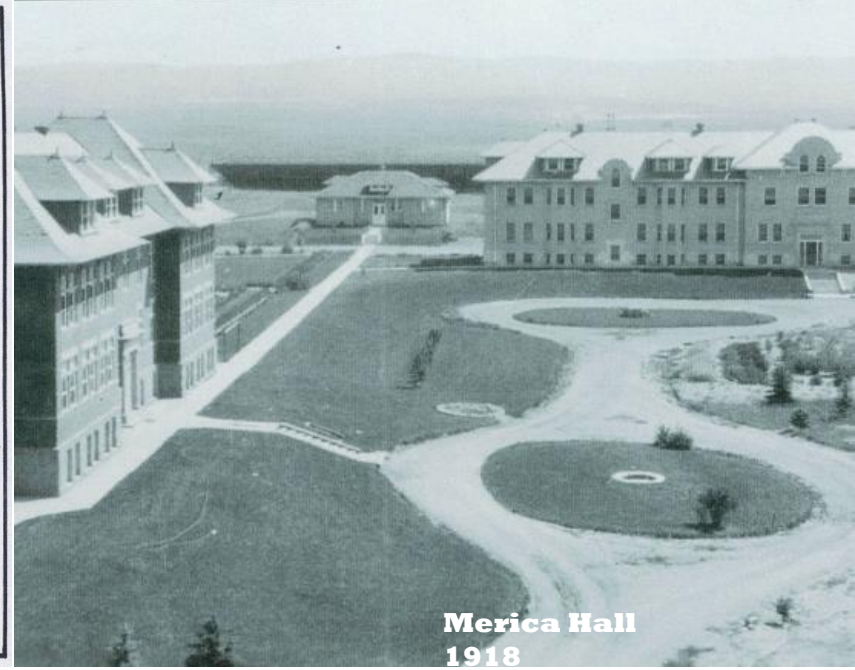
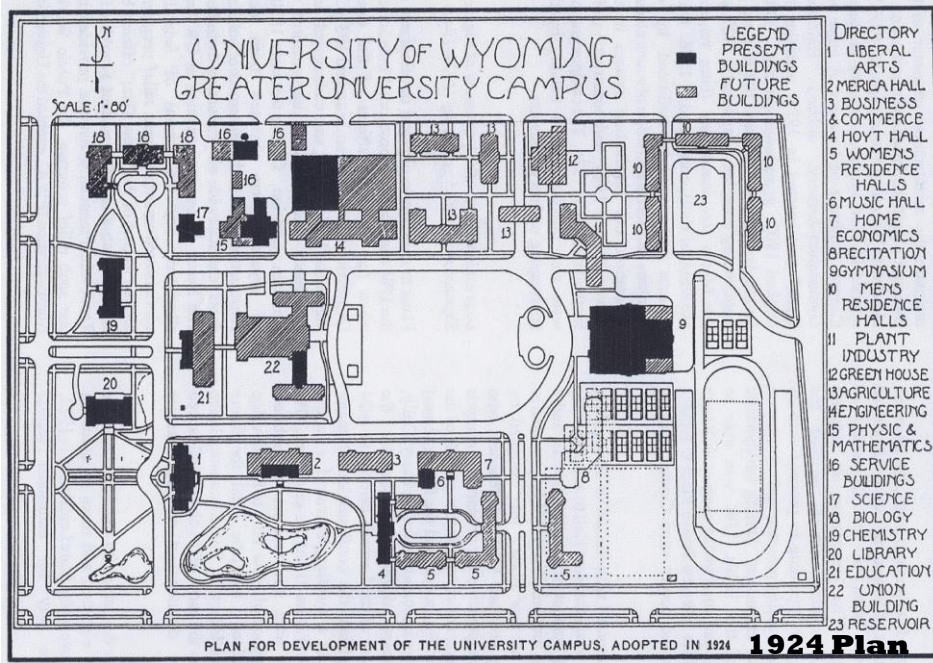
“
No trees, no fences, no grass, no bushes.”

Dr. Grace Raymond Hebard, 1891, HPP p. 21

**The first few decades of
UW were dedicated to
creating a habitable
campus in a harsh
environment**



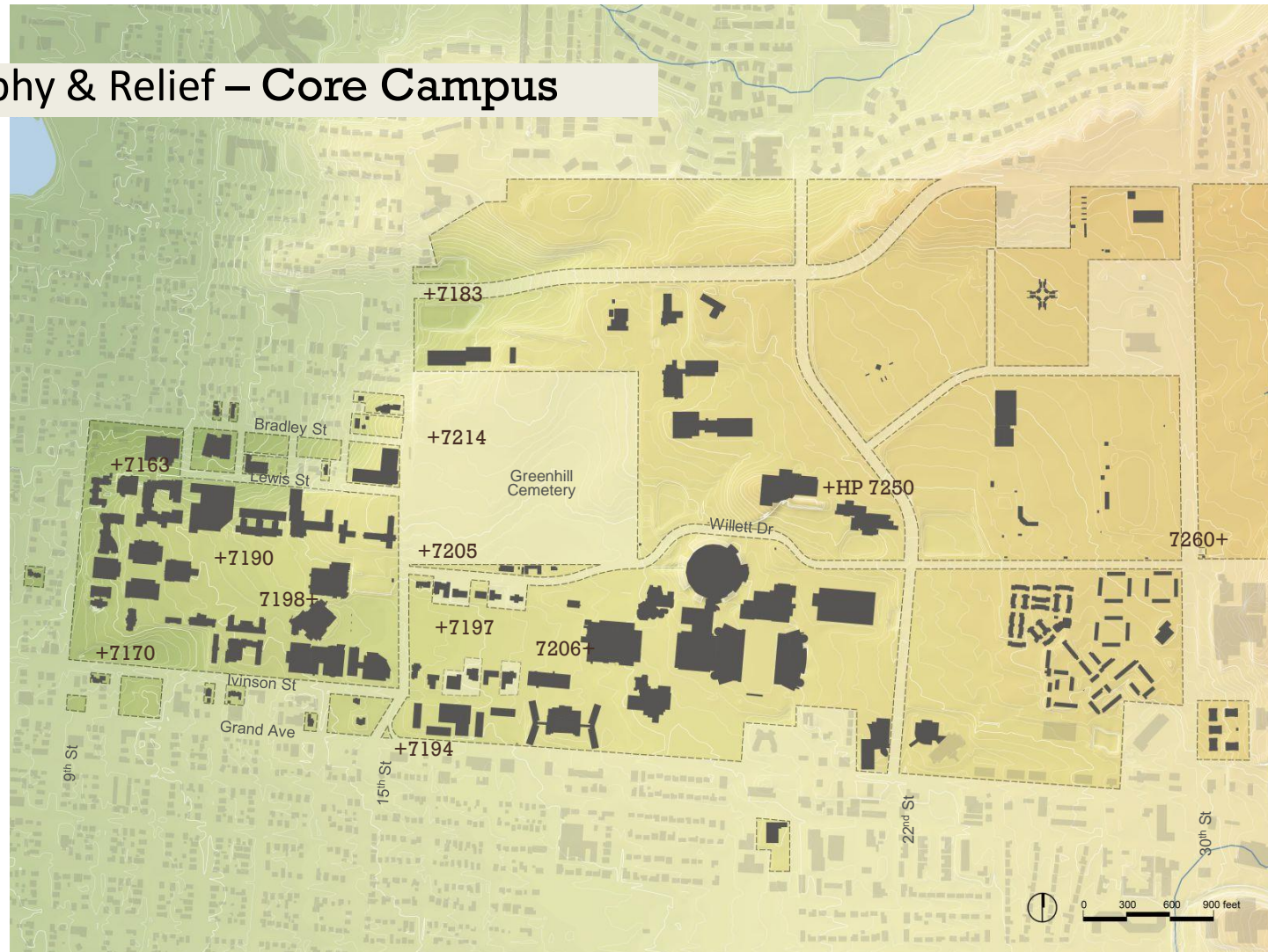
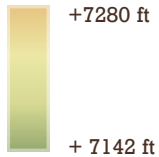
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Campus Topography & Relief – Core Campus

- Prexy's Pasture is a plateau: separated from surrounding areas by steep slopes
- Gently sloping campus terrain east of 15th St.



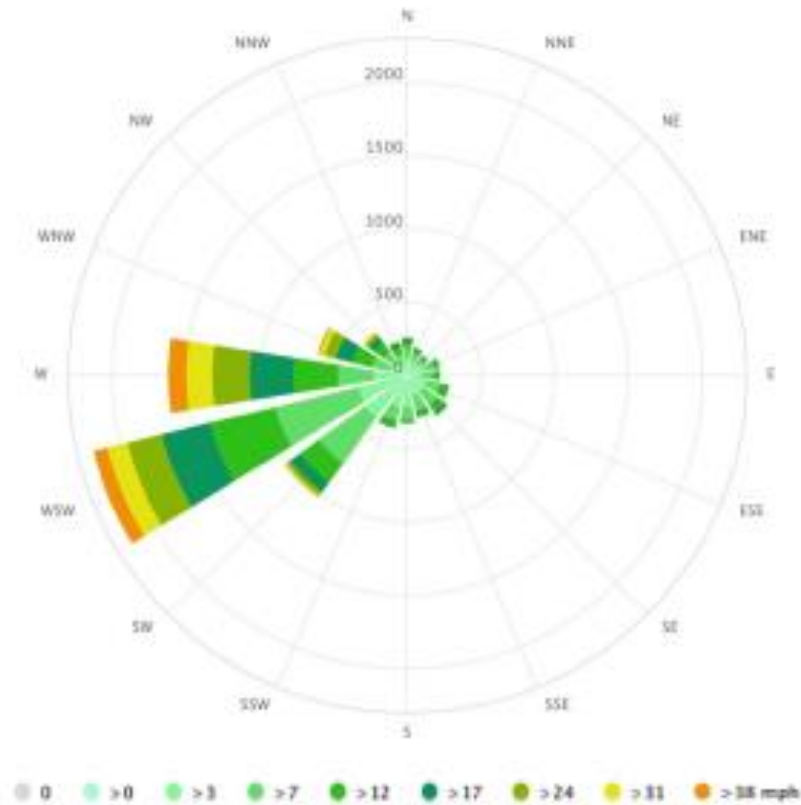
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Areas of Most Extreme Wind Exposure



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Why is it so windy in Laramie?



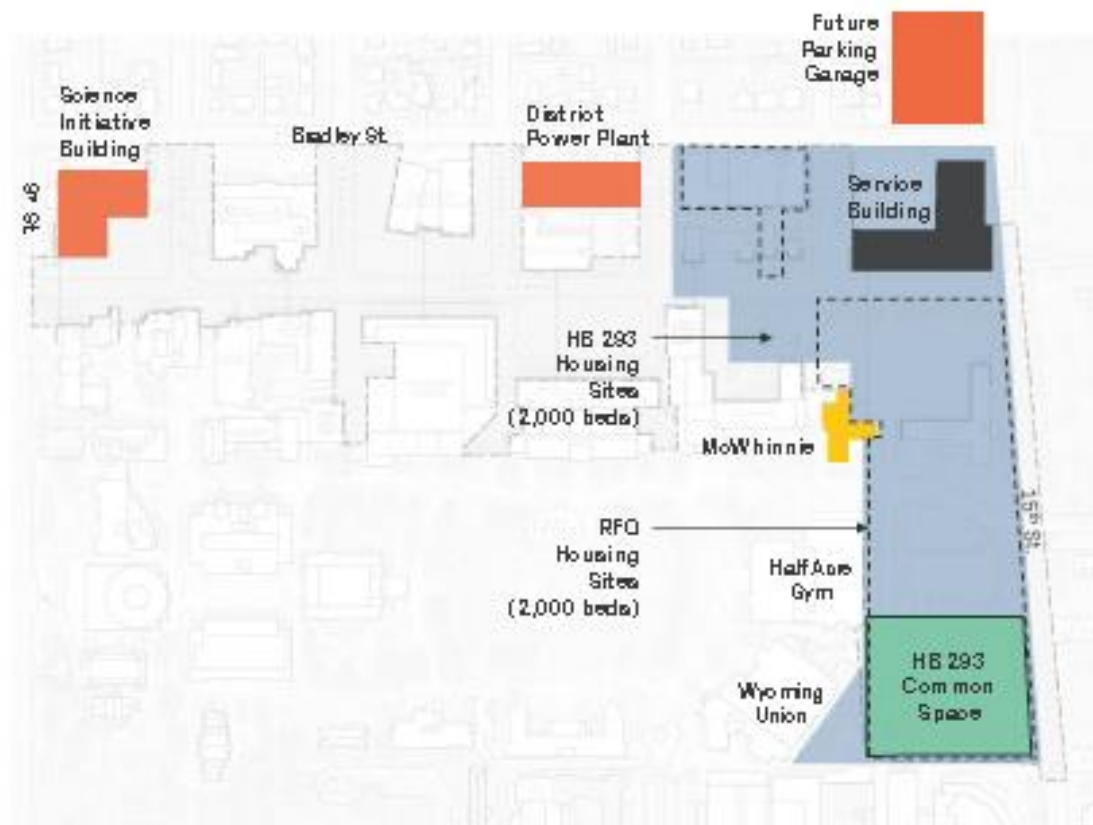
L Annual Wind (direction and velocity)
R Spruce windbreaks surrounding Prexy's Pasture



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Design Assumptions

1. Connect to new buildings: Science Initiative Building and Power Plant
2. Anticipate 2,000 new beds (HB293)
3. Anticipate open space east of Wyoming Union (HB293)
4. Anticipate dining facility (HB293) – assume 20,000 gsf
5. Anticipate garage at 15th & Bradley
6. Keep Service Building and maintain vehicular services and access
7. Repurpose and reprogram McWhinnie
8. Deliveries per comments by UW



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**4. b) Options for
swing space on
campus
- Matt Kibbon**



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Crane and Hill Hall Structural Assessment

- *Key Findings*
 - Facilities meet Structural Building Code Requirements for Offices
 - Architectural Features of Buildings Closely Align with Campus
 - Mechanically, the Facilities have exceeded the typical life span
 - Before vacating these facilities, fewest callouts amongst residence halls.
 - Electrically, these offices are two wire, an upgrade to three wire is strongly encouraged. (\$700/room)
- *Clean-up items*
 - Crane will need Toilet partitions
 - Crane and Hill are missing door hardware and IT components
 - Minor Concrete repair around the Facilities.
 - New heat valves and thermostats



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**5. Room Composition
of 2,000 Beds
(e.g., % single rooms,
% double rooms)
- Sean Blackburn**



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CURRENT STATS

- 1949 Doubles and Single Residence Hall Rooms
- 65 beds in Tobin House for Fall 2019 (*this is a combination of singles, doubles and triples*)
- 656 Apartment Beds (Landmark, River Village, Spanish Walk, and Bison Run)
- Occupancy:
 - 2016-2017 (86%)
 - 2017-2018 (91%)
 - 2018-2019 (102%)



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ROOM COMPOSITION OF 2,000 BEDS

- These numbers were provided to the Legislative Taskforce Fall 2018.
- Important to front-load many of the doubles and pod rooms to create the best academic environment for first year students.
- Best fiscal model for the first phase of residence halls.

ROOM TYPE	DRAFT PERCENTAGE
Double rooms with sink	30%
Double rooms with private baths	20%
2 person suites	10%
4 person suites	20%
Pod Rooms	18%
Singles with baths for ADA Accommodations	2%



VISIONING PLAN

- Mackey Mitchell is currently conducting a Wyoming Union Visioning in coordination with Sasaki (Campus Master Plan).
- Once residence halls are located, a Dining Master Plan will be created to dove-tail with new residence Halls & Wyoming Union Visioning.



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6. Other



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