



# **Task Force on University of Wyoming Housing**

***Prepared by the University of Wyoming***

October 1, 2019

# Task Force on University of Wyoming Housing

The Task Force was created by 2018 Wyoming Session Laws, Chapter 136, Section 13 and amended by 2019 Session Laws, Chapter 206, Section 5.

## Task Force Members

### Legislative Members

Senator Chris Rothfuss, Cochairman  
Representative Steve Harshman, Cochairman  
Senator Bill Landen  
Representative Bob Nicholas

### Non-Legislative Members

Sean Blackburn  
Kermit Brown  
John McKinley  
Joe Shumway  
Neil Theobald  
JT Walsh

### **University of Wyoming Staff**

Melanie Drever, Assistant to the Vice President for Finance and Administration  
Lisa Stafford, University of Wyoming Information Technology

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# Executive Summary

The Legislature's Task Force on University of Wyoming Housing created and reconstituted in 2019 Wyoming Session Laws, Chapter 206, Section 5, has worked cooperatively with university trustees and administrators over the course of the last several months to formulate recommendations regarding the future student housing project defined in Section 3 of the aforementioned act.

A product of six meetings of the task force in the past six months, we believe these recommendations reflect the best ideas to come from the group's deliberations. We hope that the university will move forward with the replacement of outdated student housing buildings, which are nearing the ends of their useful lives. The members of the committee agree with the trustees and administration that successful completion of this replacement effort will position the university to produce an extremely high quality living and learning experience for prospective students for many years to come.

Utilizing the student union parking lot as a staging area, the task force envisions the construction of two to three student housing buildings of sufficient size to house 300-500 students each. We find that the logical place to begin this overhaul of on-campus housing is to the north and east of half acre gym, and incorporating the area east of the student union and north of the college of business. The physical design and location of these buildings, to be determined by a professional architectural and engineering firm, should consider appropriate building heights as a priority. These buildings should be of high quality construction so as to be serviceable for 75 years, and should meet the highest standards for exterior appearance as expected of core campus buildings.

The new student housing should incorporate not only dining facilities to serve those students, but also retail space to supplement their options for goods and services in conveniently accessible areas. And, importantly, living and learning areas need to have a strong presence and connection in the design.

So that adequate space is provided to site new dormitory buildings in the aforementioned area, we recommend the demolition of Wyoming Hall, while at the same time providing for green space around those buildings and to the east of the student union. These changes will necessitate the relocation of employees currently housed in Wyoming Hall. Many of these employees can be relocated to Hill Hall on King Street, either temporarily or permanently as best determined by the university.

Because these desired locations currently accommodate a considerable amount of parking, and the Wyoming Hall building, we recommend:

- A parking structure be constructed on the current Iverson Avenue parking lot located between 10<sup>th</sup> and 11<sup>th</sup> streets, and Grand and Iverson Avenues. This structure should incorporate bus/transit access in its interior to allow for a sheltered place for passenger pick up and drop-off. It should also incorporate, to the extent possible, a university police headquarters to allow for modern law enforcement facilities located near the heart of campus. Additionally, its design should consider potential retail space.
- Preparing the McCarty automobile dealership property to be the new site of UW fleet and rental cars. The current parking area for UW fleet and rental cars, west of 14<sup>th</sup> Street and north of Lewis Street will be converted to Residential Student “R” parking.
- Ultimately, construction of a parking structure on the northeast side of the campus will likely be necessary, as part of the remedy to reduced parking that currently exists in the lots near the student union and half acre gym. Sites that could be considered for subsequent structures include the current police headquarters located at 15<sup>th</sup> and Bradley Streets, or on the block that currently houses the service building on 15<sup>th</sup> and Lewis Streets.

Once the initial stages of housing replacement are complete, the university should consider locations for additional housing buildings close to the core of campus. These buildings could potentially be located near the Lewis and 15<sup>th</sup> Street area.

In line with that thinking, existing historic dormitories, including Hoyt, Knight, and Ross Halls might be viable sites for building renovations that preserve the building and exterior design integrity so important to the architecturally significant Prexy’s Pasture structures, and potentially could put freshman students right in the very heart of the campus.

An important part of the discussion between the legislature and the university will necessarily revolve around project funding. The task force recognizes that the use of floating interest rates is problematic. As such, this committee is making a separate recommendation to the joint education interim committee detailing the need for modifying the financing and associated repayment terms to provide a fixed interest rate.

We urge the trustees to begin the work to modernize its student housing in earnest. The task force is hopeful that the process can be expedited such that initial work outlined above could begin in the Spring of 2020.

# Part 1

## *Enabling Legislation, Task Force Members, and Meetings*

### Enabling Legislation

#### 2019 Session Laws, Chapter 206, Section 5.

2018 Wyoming Session Laws Chapter 136, Section 13(a), (e), (g) and by creating a new subsection (j) is amended to read:

#### Section 13.

(a) There is created a task force on University of Wyoming housing comprised of the following members, appointed not later than March 31, 2018:

(i) ~~Two (2) members~~ One (1) member of the senate, appointed by the president of the senate; **[BRACKETED LANGUAGE REINSERTED AND SHOWN AS STRICKEN AS A RESULT OF THE GOVERNOR'S MARCH 15, 2019 VETO.]**

(ii) ~~Two (2) members~~ One (1) member of the house of representatives, appointed by the speaker of the house; **[BRACKETED LANGUAGE REINSERTED AND SHOWN AS STRICKEN AS A RESULT OF THE GOVERNOR'S MARCH 15, 2019 VETO.]**

~~[(iii) One (1)]~~ employee or elected official of the executive branch appointed by the governor to serve as his designee ~~[member of the legislature, appointed by the management council;]~~ **[BRACKETED LANGUAGE SHOWN AS STRICKEN AS A RESULT OF THE GOVERNOR'S MARCH 15, 2019 VETO.]**

~~(iv) One (1) member appointed by the treasurer who shall be informed of state funding options, state investment goals and public purpose investments;~~

(v) Two (2) members of the board of trustees of the University of Wyoming appointed by the University of Wyoming board of trustees;

(vi) ~~One (1) member~~ Two (2) members appointed by the president of the University of Wyoming;

~~(v)~~ [(vii)] **One (1) member appointed by the governor** with experience in providing large-scale private student housing in Laramie; [BRACKETED LANGUAGE REINSERTED AS A RESULT OF THE GOVERNOR'S MARCH 15, 2019 VETO.]

~~(vi)~~ [(viii)] ~~One (1) member appointed by the governor from the University of Wyoming foundation with experience in public and private finance.~~

(vii) **[One (1) member representing the Laramie Community appointed by the mayor;**

~~(viii)]~~ The Laramie city mayor or a member of the Laramie city council chosen by the mayor. [BRACKETED LANGUAGE SHOWN AS STRICKEN AS A RESULT OF THE GOVERNOR'S MARCH 15, 2019 VETO.]

**NOTE: Pursuant to W.S. 28-8-105(a)(v) and as a result of the Governor's vetoes, this subsection is revised and renumbered to read as follows:**

*(a) There is created a task force on University of Wyoming housing comprised of the following members, appointed not later than March 31, 2018:*

*(i) Two (2) members of the senate, appointed by the president of the senate;*

*(ii) Two (2) members of the house of representatives, appointed by the speaker of the house;*

*(iii) Repealed by Laws 2019, Ch. 206, § 5.*

*(iv) Repealed by Laws 2019, Ch. 206, § 5.*

*(v) Two (2) members of the board of trustees of the University of Wyoming appointed by the University of Wyoming board of trustees;*

*(vi) Two (2) members appointed by the president of the University of Wyoming;*

*(vii) One (1) member appointed by the governor;*

*(viii) Repealed by Laws 2019, Ch. 206, § 5.*

*(ix) The Laramie city mayor or a member of the Laramie city council chosen by the mayor.*

~~(e) The task force shall be staffed by the legislative service office. The University of Wyoming shall serve in an advisory capacity to the task force and shall provide technical and other relevant information as requested.~~

~~(g) Members of the task force who are government employees or public officials shall be considered on official business of their agency or of the legislature~~

when performing duties as members of the task force. There is appropriated sixteen thousand dollars (\$16,000.00) from the general fund to the legislative service office. ~~This appropriation shall be for the period beginning with the effective date of this section and ending June 30, 2019.~~ This appropriation shall only be expended for the purpose of funding salary, mileage and per diem of legislative members of the task force for attendance at meetings of the task force. ~~Notwithstanding any other provision of law, this appropriation shall not be transferred or expended for any other purpose and any unexpended, unobligated funds remaining from this appropriation shall revert as provided by law on June 30, 2019.~~

(i) After March 1, 2019 the task force shall:

(i) Serve in an advisory role and provide recommendations to the University of Wyoming board of trustees for the development, planning and construction of phase 1 and phase 2 of the student housing project;

(ii) While serving in an advisory role, the task force shall:

(A) Receive and, when necessary, request information from the University of Wyoming facilities construction management department, student affairs office and other relevant and necessary university personnel to stay informed on all aspects of the student housing project;

(B) Closely monitor the procurement of professional services and progress on the planning and design of the student housing project;

(C) When necessary or prudent, make recommendations to the University of Wyoming board of trustees and the University of Wyoming administration regarding any aspect of the student housing project;

(D) Provide interim reports on the activities of the task force to the joint education interim committee not later than October 1 of each year that the task force is in existence;

(E) Include in each interim report any recommendations for legislative action that should be considered during the legislative session immediately following the report as necessary to continue, complete or modify any aspect of the student housing project.

Approved March 15, 2019.

# Task Force Members

**Senator Chris Rothfuss, Cochairman** (appointed by the President of the Senate)

**Speaker of the House, Steve Harshman, Cochairman** (appointed by the Speaker of the House)

**Senator Bill Landen** (appointed by the President of the Senate)

**Representative Bob Nicholas** (appointed by the Speaker of the House)

**Sean Blackburn** is the Vice President for Student Affairs at the University of Wyoming (appointed by the President of UW)

**Kermit Brown** serves as the Secretary for the University of Wyoming Board of Trustees. Mr. Brown is a former Speaker of the House of Representatives (appointed by the UW Board of Trustees)

**John McKinley** serves as the Treasurer for the University of Wyoming Board of Trustees (appointed by the UW Board of Trustees)

**Joe Shumway** serves as the Mayor of Laramie (appointed by the Mayor)

**Neil Theobald** was the Vice President for Finance and Administration and is currently the Acting President of the University of Wyoming (appointed by the President of UW)

**JT Walsh** is the owner of Real Estate 1 where he manages over 700 rental units in Laramie. Mr. Walsh provides professional expertise in providing large scale private student housing in Laramie (appointed by Governor)

# Task Force Meetings

The task force held six (6) formal meetings in Laramie, Wyoming. Task Force members took two (2) comprehensive tours of the UW campus and buildings. At each meeting, in addition to the agenda topics, interested parties and the public were invited to address the Task Force. Copies of the meeting minutes for all meetings are attached to this report as Appendix A, and submissions to the Task Force including all the materials from the University of Wyoming are available on the University of Wyoming website at:

<http://www.uwyo.edu/administration/housing-task-force/index.html>

Items specifically addressed as agenda topics:

- 2018 Task Force Overview
- HB0293 Overview
- Potential Locations and Configuration of Residence Halls/Parking Complex
- Tie-Ins to Existing/Planned Academic Initiatives
- Initial Projects (e.g., staff relocation from Wyoming Hall)
- Options for swing space on campus
- Room Composition of 2,000 Beds (e.g., % single rooms, % double rooms)
- What is the university experience that we want first-year students to have?
- Alternatives available in creating residential academic programs
- Residential academic program alternatives (e.g., living-learning communities) that lead to recruitment and retention of first-year students
- Mistakes made by universities in creating housing for first-year students
- Massing and spacing of student residence halls
- How would they look with smaller buildings in the space?
- What are implications of smaller buildings on how many students can be housed?
- Alternatives available in building parking capacity
- Brief summary of Walker Parking Study
- Discuss how other campuses similar to UW have implemented successful parking/transit strategies by adding a garage

- Mistakes made by other campuses
- Basic cost information (cost/space, above ground vs. underground, maintenance costs permit prices at other campuses w/ garages)
- Utility tunnels and how they work together
- Start-to-finish timeline
- UW master plan
- Discussion of issues
- Parking garage
- Connecting new green space east of Wyoming Union across 15th Street to existing Fraternity Mall
- Current residence hall location
- Where should task force travel to see “best and brightest housing and parking ideas near UW”?
- Sasaki 3-D model of campus
- Approval for UW to determine scope of Hill Hall renovations that will be needed to create swing space, which will house current occupants of Wyoming Hall
- Overview of CU-Boulder and Colorado State freshmen residence halls
- Report on site visits to Purdue and Iowa State Universities
- Features for current students
- Features likely to attract future students
- Initial location for parking garage and implications for co-located UW Police
- Initial location for student housing and parking garage
- Projects’ Timeline
- City of Laramie presentation on Infrastructure, Safety, Water, Sewage, and utility easements especially for locations at Ross and Wyo Hall and a briefing for Iverson street and 15th Street.
- Discussion of Motion passed at 08/08/19 Meeting:
- Task force to decide disposition of Task Force Report

# Part 2

## *Task Force Charge and Recommendations*

### Item 1 – Financing Options

Not later than October 1 of each year it is in existence, the task force will provide interim reports on its activities to the joint education interim committee. This report should include any recommendations for legislative action that should be considered during the next legislative session.

#### *Financial Components of HB0293*

- Establishes a \$15 million line of credit for initial costs of construction, which the UW will repay over 20 years at an annually adjusted interest rate of 0.25% higher than the non-equity return received by the state in the immediately preceding fiscal year, with the interest rate capped at 4.5%;
- Provides a loan of \$34 million, on the same terms, to defease any outstanding UW bonds issued by March 1, 2019; and
- Creates a \$300,000 appropriation to the state loan and investment board to provide grants to the city of Laramie for a traffic study to improve traffic efficiency on 9<sup>th</sup> Street between Ivinson Avenue and Flint Street and on 22<sup>nd</sup> Street between Grand Avenue and Willett Drive;

#### Recommendations for Action by Legislature

Amend the interest rates and clarify the grant provided to Laramie:

1. Legislation passed in 2016 established a line of credit for community college residence hall at an interest rate that is 0.1% multiplied by the repayment term, with the repayment term capped at 25 years and the interest rate capped at 2.5%. The task force recommends legislative action during the 2020 legislative session to mirror the community college residence hall language in the interest rate terms provided for UW residence hall construction and defeasement.
2. The task force recommends legislative action during the 2020 legislative session to increase from \$300,000 to \$400,000 the appropriation to the state loan and investment board to provide grants to the city of Laramie. The task force also recommends legislative action to clarify that this appropriation can be used for a broader study of the impact of residence hall construction on emergency response times and public safety.

## Item 2 – Housing Master Plan

In his letter that accompanied the HB0293's signing, Governor Gordon emphasized five items:

1. Student housing has long been an issue needing attention;
2. Making student housing functional, adequate, and attractive - - he stated that UW student housing does not currently meet any of these standards - - is critical to UW's ability to act as a primary driver of Wyoming's economic development and economic diversification.
3. The UW must improve its student housing planning process.
4. The UW must be more nimble in developing alternative approaches to keeping the University competitive.
5. UW must use state funds efficiently.

### Recommendations to Board of Trustees

Representative Nicholas made a motion.

We recommend to the Board of Trustees that:

1. The University proceed immediately with the demolition of Wyoming Hall and any other demolition work needed on the northeast corner of campus for the purpose of construction of the new dorms on that northeast corner and would include the parking lot east of the Union and the upper parking lot to the north of the union lot. No specific number of dorms, UW and the architects should determine how many dorms should be in the area (~2-4 buildings). This includes turning the parking lot east of the union into a green space to make a possible Prexy's pasture 2.
2. All parking that is lost is to be replaced and as such the Board of Trustees should proceed with the construction of a multi-level parking garage at the location of the current Ivinson Street lot to include space for a police station and retail space.
3. Evaluate the possibility for the renovation of former dormitories on campus that are currently being used for other purposes. Asses the quality of the buildings, cost of renovations and analysis of renovation versus new build and the plan to relocate those offices currently being housed in the former residence halls. These possible renovations would count toward the 2,000 replacement bed goal.
4. Dining plan for campus with specific focus on providing dining options for the newly constructed dorms on the northeast corner of campus.
5. The Union renovation/expansion is included in these recommendations/motions and can be incorporated into this plan.

Senator Landen seconded the motion, the motion passed unanimously.

Senator Rothfuss consolidated the motion as follows:

1. Recommend demolition of Wyoming hall
2. Recommend begin construction of an appropriate number of buildings in the north east corner of campus (includes Wyoming hall and the parking lot immediately south but is not limited to this area)
3. Recommend construction of a parking garage on the Iverson lot (multi story) and other swing space parking
4. Evaluate former dorm buildings for renovation- structural elements and what the pros and cons are, especially a cost analysis of the renovation.
5. Recommend to trustees that they incorporate food service planning and design in the northeast corner of campus.

#### Recommendations for Action by Legislature

Amend the housing site specified in HB0287 to include University Laboratory School:

1. The northern 50 percent of the block bounded by 13<sup>th</sup> Street to the west, 14<sup>th</sup> Street to the east, Lewis Street to the south, and Bradley Street to the north is dedicated to construction of a University Laboratory School.

### Item 3 – Additional Topics

The task force recommends that a working group across the City, UW, and State be created to facilitate high-quality, durable housing construction.

# Appendix A

## *Meeting Minutes*



## **Task Force on University of Wyoming Housing**

**Co-Chairs: Steve Harshman, Speaker of the House of Representatives and Chris Rothfuss, Senator**

### **Committee Meeting Information**

May 8, 2019 | 2:00 p.m.

Marian H. Rochelle Gateway Center, Boyd Conference Room  
222 South 22<sup>nd</sup> Street  
Laramie, Wyoming

### **Committee Members Present**

Speaker of the House, Steve Harshman, Co-chairman  
Senator Chris Rothfuss, Co-chairman  
Representative Bob Nicholas  
Senator Bill Landen  
Trustee Kermit Brown  
Trustee John McKinley  
Vice President for Student Affairs Sean Blackburn  
Vice President for Finance and Administration Neil Theobald  
Laramie Mayor Joe Shumway  
Governor's Appointee JT Walsh

### **Committee Members Not Present**

#### **University of Wyoming Staff**

Lisa Stafford, University of Wyoming Information Technology  
Melanie Drever, Assistant to the Vice President for Finance and Administration

#### **Others Present at Meeting**

Please refer to **Appendix 1** to review the Sign-in Sheet for a list of other individuals who attended the meeting.

## **EXECUTIVE SUMMARY**

The Task Force on University of Wyoming (UW) Housing met at 2:00 p.m. May 8, 2019 to begin its work outlined in HB0293.

## **CALL TO ORDER (MAY 8, 2019)**

Co-chair Harshman called the meeting to order at 2:06 p.m. The following sections summarize the Committee proceedings by topic. Please refer to **Appendix 2** to review the Committee Meeting Agenda.

## **TASK FORCE ON UNIVERSITY HOUSING**

### **1. 2018 TASK FORCE OVERVIEW - - ALEX KEAN**

Alex Kean, Director- Budget and Institutional Planning at the University of Wyoming provided a high level recap of the 2018 task force that was created for three purposes, to review the master housing plan, to make recommendations and to evaluate funding mechanisms. The Task Force came up with nine recommendations.

### **2. HB0293 OVERVIEW - - DAVID JEWELL**

David Jewell, Associate Vice President for Fiscal Administration gave a high level overview of House Bill 0293. David Jewell walked through the location of where the new dorms shall be built. This location includes dining services, new dining facility and new Wyoming union expansion. Common space is designated near the union. Speaker Harshman- stated that Trustee Approval is mentioned 3 times in the bill, the Housing Task Force recommends the plan to the Trustees so it is important to have a good plan. Trustee McKinley added that there is also discussion of a multi-level parking structure where the Police Station is as well as South of Old Main, both locations could be multi-level parking garages.

### **3. A) POTENTIAL LOCATIONS AND CONFIGURATION OF RESIDENCE HALLS/PARKING COMPLEX - - MATT NEWMAN**

Matt Newman, University of Wyoming Campus Architect discussed access considerations for the current buildings including McWhinnie Hall, Lab School, Union, Mail, Half Acre, Loading dock for Union and transit site. Matt Newman then discussed utilities that would impact this project- as well as the in progress Satellite energy plant that will be serving these buildings. It was suggested that the new parking lot could have the Police Department inside it, which would be good for security, the transit hub could also be in the parking lot. Matt Newman then presented a massing study, which had buildings at 5.5 stories. Each building would be ~ 400-450 students. The buildings would be 55-60 feet tall. Each building is proposed to be 125,000 square feet this accounts for service space, retail space and other programmatic elements. There was discussion of Emergency Access including bus access as well as Fleet parking in the location east of the union.

There was examination of parking spaces, the number of A and metered spots in the Cooper lot is around 100, the Union and day lot is about 300 spaces, the large lot behind Wyoming hall is 140 and another 60 north of McWhinnie hall. Total of 600 spots. Service and bus parking takes 70 spaces in the fleet lot.

The conversation moved to discuss the service building and the Cooper House and Carriage house. This meant including using the Cooper House Lot so that the buildings could be 8-10 smaller buildings instead of the 5 shown in the massing study.

There was some discussion of whether existing dorms could be renovated to provide a lower price point to other students. It was determined that the University should try and maintain parking until there is replacement parking. Replacement of the service building would take some time and would be expensive. Construction phasing and staging of construction is a consideration. The Campus Master Planners Sasaki need to be integrally involved in this plan.

#### **B) TIE-INS TO EXISTING/PLANNED ACADEMIC INITIATIVES - - SEAN BLACKBURN**

Sean Blackburn the University of Wyoming Vice President for Student Affairs discussed tie-ins to existing/planned academic initiatives. Sean gave a brief history of Residential Learning Communities and Living Learning Communities and said that they are in the early stages of talking with schools about the idea of Living Learning Communities.

The discussion then turned to where people would go when Wyoming Hall is vacated. Crane Hill could fit all people in one side, including the whole police department. As we build new buildings the University needs to re-allocate space in Bureau of mines etc. Trustee McKinley- suggested that Hill and Crane could be used for swing space and after new dorms are built could renovate them for lower priced price points and those people would then move back to Merica hall or somewhere else, this would give time to renovate other spaces on campus such as Merica Hall and Bureau of mines.

#### **4. A) INITIAL PROJECTS (E.G., STAFF RELOCATION FROM WYOMING HALL) - - NEIL THEOBALD**

Neil Theobald the Vice President for Finance and Administration at the University of Wyoming said that there are 5,873 trees on campus. The dominant species are blue spruce and cottonwood. 1924 plan Hitchcock came up with Prexy's pasture which was driven by need for residence halls, said it should be Lewis and 15<sup>th</sup>. McWhinie was built as the first residence hall. UW followed this plan for 40 years then did high rise residence halls to the east. We are now going back to the future. Campus topography- the cemetery was there before the University- it is on a hill, you go up 55 feet in 6 blocks. This means the scaling of buildings that are already on a hill is very important. Wind is in the range of 18 degrees in Windchill. The wind is unidimensional it comes out of west south west at very high speeds. Vice President Theobald mentioned the work that is being done on the Lewis Street EDAC, the goal is it would become a pedestrian path rather than for vehicles.

#### **B) OPTIONS FOR SWING SPACE ON CAMPUS - - MATT KIBBON**

Matt Kibbon, Deputy Director for Planning and Construction at the University of Wyoming discussed the swing space for the 150 people that are currently located in Wyoming Hall. A structural assessment of existing halls was done to see which one would create the least amount of headaches. Crane and Hill are the best options to keep for swing space. They meet building codes, look like the rest of campus, have exceeded their useful lifespan, the electrical and plumbing are ok, and are those have caused the least amount of maintenance. They are similar to Wyo Hall, they would need to upgrade outlets in rooms and other minor repairs. If you were to renovate it would be ~\$280K for both residence halls. It could be done in 6 months and would be contributing to the possibility of reusing the housing as lower priced housing?

## **5. ROOM COMPOSITION OF 2,000 BEDS (E.G., % SINGLE ROOMS, % DOUBLE ROOMS) - -**

### **SEAN BLACKBURN**

Sean Blackburn the University of Wyoming Vice President for Student Affairs showed a slide of what could be done programmatically for these beds. Student Housing is currently at 1,949 doubles and singles bringing on Tobin house in the Fall with an additional 65 beds. They opened at 102% occupancy in Fall 2018. Enrollment numbers will hopefully be at fall 2018 again which was an historic number. The plan would be to front load doubles and singles. Trustee Kermit Brown mentioned that the price point is very important here. Dining master plan will be part of this in the future.

## **6. OTHER**

There was discussion about the timeline for the Lewis street corridor and RFQ for the Housing. It was requested that a timeline be developed for the next meeting. This should show the estimated time of construction. How soon it needs to go to the Trustees, the timeline needs to maximize time and dollars.

It was requested that the committee know what decisions need to be made before the next meeting.

Trustee McKinley- suggested a critical path so that it is known where the log jams are, if we miss a decision point how does it bump everything else?

Speaker Harshman- requested more details about the massing. He suggested distributing the buildings as 6-7 smaller buildings.

The Task Force decided on the following times for the next three meetings:

May 29 at 2p.m.

June 17 at 2 p.m.

July 15 at 2 p.m.

Speaker Harshman ended the meeting by saying that we have been talking about new dorms for 12 years now. UW is the state, this is an investment in our state. We have one chance to do this, we need to think big, it will be amazing, dream big think big, it will happen we just have to finish it.

## **MEETING ADJOURNMENT**

There being no further business, Co-chair Harshman adjourned the meeting at 4:42 p.m.



## **Task Force on University of Wyoming Housing**

**Co-Chairs: Steve Harshman, Speaker of the House of Representatives and Chris Rothfuss, Senator**

**May 08, 2019 | 2:00 p.m.**

**Marian H. Rochelle Gateway Center, Boyd Conference Room  
222 South 22<sup>nd</sup> Street  
Laramie, Wyoming**

*This proposed agenda is subject to change.*

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



## **Task Force on University of Wyoming Housing**

**Co-Chairs: Steve Harshman, Speaker of the House of Representatives and Chris Rothfuss, Senator**

### **Committee Meeting Information**

May 29, 2019 | 2:00 p.m.  
Marian H. Rochelle Gateway Center, Salons A&B  
222 South 22<sup>nd</sup> Street  
Laramie, Wyoming

### **Committee Members Present**

Speaker of the House, Steve Harshman, Co-chairman  
Senator Chris Rothfuss, Co-chairman  
Representative Bob Nicholas  
Senator Bill Landen  
Trustee Kermit Brown  
Trustee John McKinley  
Vice President for Student Affairs Sean Blackburn  
Vice President for Finance and Administration Neil Theobald  
Laramie Mayor Joe Shumway  
Governor's Appointee JT Walsh

### **Committee Members Not Present**

### **University of Wyoming Staff**

Lisa Stafford, University of Wyoming Information Technology  
Melanie Drever, Assistant to the Vice President for Finance and Administration

### **Others Present at Meeting**

Please refer to **Appendix 01** to review the Sign-in Sheet for a list of other individuals who attended the meeting.

## **EXECUTIVE SUMMARY**

The Task Force on University of Wyoming (UW) Housing met at 2:00 p.m. May 29, 2019 to continue its work outlined in HB0293.

## **CALL TO ORDER (MAY 29, 2019)**

Co-chair Harshman called the meeting to order at 2:00 p.m. The following sections summarize the Committee proceedings by topic on the agenda. Please refer to **Appendix 02** to review the Committee Meeting Agenda.

1. What is the university experience that we want first-year students to have? - - Sean Blackburn, Vice President, UW Student Affairs

Sean Blackburn, UW Vice President for Student Affairs, presented the Experience that the University wants the University of Wyoming Students to have to ensure engagement and success of the students. Campus traditions give students a sense of space and belonging. Students that live on campus do much better than those that do not live on campus.

2. Alternatives available in creating residential academic programs - - Caitlyn Clauson, Principal-in-Charge, Sasaki Associates and Stephen Lacker, Housing & Student Life Specialist, Sasaki Associates
  - a. Residential academic program alternatives (e.g., living-learning communities) that lead to recruitment and retention of first-year students
  - b. Mistakes made by universities in creating housing for first-year students

Sean Blackburn, UW Vice President for Student Affairs, briefly examined the four different undergraduate residential models that are available as types of housing.

Caitlyn Clauson from Sasaki the Campus Master Planning Team gave a brief overview of the 20 year vision of the Master Planning process. Steve Lacker from Sasaki gave a summary of the best practices that Sasaki have observed these included:

- Bathroom gradient and amenities for each 21-30 student group.
- Examples of things that resonate with first year students (e.g. CSU bike shop)
- Flexible classrooms that can be rearranged
- Innovation space and Academic space
- Dining

Steve Lacker from Sasaki discussed the biggest mistakes that universities make in creating housing for first-year students. These included:

- Asking students what they want and providing each student with a bathroom
- Distance from academic heart of campus
- Durability of the housing

Discussion followed the presentation regarding the types of glass and stone that should be used on the new buildings as well as the distribution and number of dining facilities that would be needed for 2,000 students. Different price points for the students were also discussed along with bathroom models. It was emphasized that the 8-10 people per bathroom was recommended because the bonds that the students form in that environment were much stronger due to the communal experience.

3. Massing and spacing of student residence halls - - Caitlyn Clauson, Principal-in-Charge, Sasaki Associates and Stephen Lacker, Housing & Student Life Specialist, Sasaki Associates, Matt Newman, UW University Architect

- a. How would they look with smaller buildings in the space?

Caitlyn Clauson from Sasaki presented on the location of the new housing and discussed potential prerequisite projects that would be needed for the sites. Discussion included:

- Connection across 15<sup>th</sup> street
- Open spaces- including the green space to the east of the union and courtyards in between buildings
- Massing – as the buildings get higher more green space is retained
- Goals for the project
- 2 minute walk circles anchored at key destinations
- Parking structures
- Wind and air studies and how it impacts building locations
- Future uses for the older dorm buildings

- b. What are implications of smaller buildings on how many students can be housed?

Public comment was received from Pete Gardener regarding eminent domain that was used to secure a site on a proposed building, he expressed concerns that that could happen again and urged the University not to allow that to happen.

The task Force chose to do the tour which were Items 7 & 8 on the agenda and returned to the meeting to discuss items 4,5,and 6 the meeting resumed at 5:30 p.m.

4. Alternatives available in building parking capacity - - Paul Kunkel, UW Parking & Transportation, Matt Newman, UW University Architect

- a. Brief summary of Walker Parking Study
  - b. Discuss how other campuses similar to UW have implemented successful parking/transit strategies by adding a garage
  - c. Mistakes made by other campuses

- d. Basic cost information (cost/space, above ground vs. underground, maintenance costs permit prices at other campuses w/ garages)

Paul Kunkel, Director of UW Parking and Transportation provided four alternatives for parking and transportation. Discussion included:

- Costs of parking garages
- Other amenities that could be housed in a parking garage such as bike share, Uber drop off, police facility etc.
- The Walker Plan- Parking study
- The City of Laramie new parking strategy (donut) that would remove 2,000 spaces around UW
- Number of parking lots that will be lost (808)
- Parking for campus events, visitors and Half Acre gym

The task force asked for a deeper dive into parking at the next meeting.

5. Utility tunnels and how they work together - - John Davis, Associate Vice President, UW Operations

Frosty Selmer, Deputy Director Utilities Management and Engineering at the University presented on utilities. Concerns were raised by the city to make sure that everything is placed properly so that there are no concerns later. Other topics included:

- Underground tunnels
- Obstacles
- Storm sewer
- Pedestrian tunnel issues and costs
- Groundwater and flooding issues

6. Start-to-finish timeline - - Matt Kibbon, Deputy Director, UW Operations

Matt Kibbon, Deputy Director of Planning and Construction at the University discussed the timeline. Issues discussed included:

- Relocation of people from Wyo Hall to Hill Hall-
- Demolition of Wyo Hall
- Design team selection
- Parking garage

- Board of Trustee process regarding exterior design of new buildings
  - Phase 1- parking garage and building the first two buildings
7. Driving tour of housing and parking footprint - - Matt Newman, UW University Architect
  8. Cooper House tour - - Josh Decker, UW Real Estate

The time of the next meeting was moved to noon on June 17<sup>th</sup>.

Discussion topics for the next meeting were noted:

- Parking garage
- UW long term campus plan- Map
- Green space and 15<sup>th</sup> street
- 15<sup>th</sup> street- connectivity

#### **MEETING ADJOURNMENT**

There being no further business, Co-chair Harshman adjourned the meeting at 6:50 p.m.



## **Task Force on University of Wyoming Housing**

**Co-Chairs: Steve Harshman, Speaker of the House of Representatives and Chris Rothfuss, Senator**

**May 29, 2019 | 2:00 p.m.**

**Marian H. Rochelle Gateway Center, Salons A&B  
222 South 22<sup>nd</sup> Street  
Laramie, Wyoming**

*This proposed agenda is subject to change.*

1. What is the university experience that we want first-year students to have? - - Sean Blackburn, Vice President, UW Student Affairs
2. Alternatives available in creating residential academic programs - - Caitlyn Clauson, Principal-in-Charge, Sasaki Associates and Stephen Lacker, Housing & Student Life Specialist, Sasaki Associates
  - a. Residential academic program alternatives (e.g., living-learning communities) that lead to recruitment and retention of first-year students
  - b. Mistakes made by universities in creating housing for first-year students
3. Massing and spacing of student residence halls - - Caitlyn Clauson, Principal-in-Charge, Sasaki Associates and Stephen Lacker, Housing & Student Life Specialist, Sasaki Associates, Matt Newman, UW University Architect
  - a. How would they look with smaller buildings in the space?
  - b. What are implications of smaller buildings on how many students can be housed?
4. Alternatives available in building parking capacity - - Paul Kunkel, UW Parking & Transportation, Matt Newman, UW University Architect
  - a. Brief summary of Walker Parking Study
  - b. Discuss how other campuses similar to UW have implemented successful parking/transit strategies by adding a garage
  - c. Mistakes made by other campuses
  - d. Basic cost information (cost/space, above ground vs. underground, maintenance costs permit prices at other campuses w/ garages)
5. Utility tunnels and how they work together - - John Davis, Associate Vice President, UW Operations
6. Start-to-finish timeline - - Matt Kibbon, Deputy Director, UW Operations
7. Driving tour of housing and parking footprint - - Matt Newman, UW University Architect
8. Cooper House tour - - Josh Decker, UW Real Estate



## **Task Force on University of Wyoming Housing**

**Co-Chairs: Steve Harshman, Speaker of the House of Representatives and Chris Rothfuss, Senator**

### **Committee Meeting Information**

June 17, 2019 | Noon  
Marian H. Rochelle Gateway Center, Salon C  
222 South 22<sup>nd</sup> Street  
Laramie, Wyoming

### **Committee Members Present**

Speaker of the House, Steve Harshman, Co-chairman  
Senator Chris Rothfuss, Co-chairman  
Representative Bob Nicholas  
Senator Bill Landen  
Trustee John McKinley  
Vice President for Student Affairs Sean Blackburn  
Vice President for Finance and Administration Neil Theobald  
Laramie Mayor Joe Shumway  
Governor's Appointee JT Walsh

### **Committee Members Not Present**

Trustee Kermit Brown

### **University of Wyoming Staff**

Lisa Stafford, University of Wyoming Information Technology  
Melanie Drever, Assistant to the Vice President for Finance and Administration

### **Others Present at Meeting**

Please refer to **Appendix 1** to review the Sign-in Sheet  
for a list of other individuals who attended the meeting.

## **EXECUTIVE SUMMARY**

The Task Force on University of Wyoming (UW) Housing met at Noon June 17, 2019 to continue its work outlined in HB0293.

## **CALL TO ORDER (JUNE 17, 2019)**

Chairman Steve Harshman called the meeting to order at noon. Please refer to **Appendix 2** to review the Task Force Meeting Agenda.

Testimony was heard from eighteen people concerned about the possibility of tearing down the Cooper house. Chairman Harshman emphasized that the process is just beginning and no one is looking at tearing it down.

It was requested by members of the task force that living learning communities be addressed at the next meeting of the task force.

1. UW master plan - - Caitlyn Clauson, Principal-in-Charge, Sasaki Associates, Stephen Lacker, Housing & Student Life Specialist, Sasaki Associates

Discussion of issues with Ms. Clauson and Mr. Lacker:

1. Parking garage
2. Connecting new green space east of Wyoming Union across 15<sup>th</sup> Street to existing Fraternity Mall
3. Current residence hall location
4. Where should task force travel to see “best and brightest housing and parking ideas near UW”?
5. Public comment
6. Sasaki 3-D model of campus - - Carolyn Smith, Director, UW Master Plan and Matt Newman, UW University Architect
7. Approval for UW to determine scope of Hill Hall renovations that will be needed to create swing space, which will house current occupants of Wyoming Hall - - Matt Kibbon, Deputy Director, UW Operations

Caitlyn Clauson the Principal-in-Charge of Sasaki Associates and Stephen Lacker, Housing & Student Life Specialist of Sasaki Associates gave a presentation on housing and parking- especially walkability and mobility of campus. They emphasized providing the right types of parking for different users. Within the central zone parking for faculty staff and event parking would be prioritized. They proposed different locations that could work for parking garages. They looked at 5 different options and the pros and cons of each site. They emphasized minimizing traffic on 15<sup>th</sup> street. The size of the parking garages they looked at were 4 floors of parking. An important consideration is where do people need to go and how far do they have to walk?

Steve Lacker- discussed various strategies for 15<sup>th</sup> street strategies that illustrate different approaches. Additional issues were raised including:

- Independent bike lanes
- Storm water on 15<sup>th</sup>
- Pedestrian flow across the street
- Difficulty in lowering street, an alternative was suggested to raise the crosswalk.

The discussion then turned to looking at ways to reduce the density of the buildings. 2,000 beds all at 4-5 floors. Issues raised included creating less long buildings and renovating existing halls around prexy's and developing King Street. Vehicular and pedestrian mobility in this area is very important as part of the Campus Master Plan.

Sasaki looked at places for the committee to visit- specifically Bozeman Montana, Boulder Colorado and CSU has also developed residential halls.

Caitlyn Clausen provided an update of the overarching Master planning process. The progress to date can be found at the Master plan website: <http://uw-campusmasterplan-2019.sasaki.com/>

Discussion revolved around the new buildings coming online north of Lewis, accessibility issues and gateways to campus. The Campus Master Planning process needs to be guided by grounding principles. It was emphasized that the Master plan should not get out ahead of the Housing Task Force.

Testimony was heard from a further 11 people regarding the Cooper House. People expressed concern that it is a historic part of campus and should not be torn down.

Carolyn Smith, Senior Advisor to the Vice President for Administration and Matt Newman, the UW Architect spoke about the Campus Master plan process, as part of the process a campus model was developed from 3D printer, the map was all of campus. The task force gathered around the model and discussed placement of residence halls. Discussion ranged from Lewis street pedestrianization, the potential placement of the new Lab School, and the Hitchcock master plan of 1924. It was also mentioned that proximity to campus is very important to students and power is another important consideration for the new student housing. It was noted that is why the West campus satellite energy plant was located where it was. The Trustees increased the size of the West Campus Satellite energy plant by 20% for excess capacity specifically for the dorms.

Matt Kibbon reviewed the proposal for renovation of Hill Hall for swing space. Approximately 139 people in Wyo Hall would be displaced by the demolition of Wyo Hall.

The next meeting is scheduled for July 15. Discussion of topics for the next meeting included parking, housing and transit sites, incorporation of the police facility into a parking garage and

implications of that as well as an update on the union visioning and how it ties into the new dorms.

It was discussed if visiting Boulder and Fort Collins would be worth it for the committee but it was decided that it would be better to hear from Matt Newman who designed the residential academic programs in those locations instead.

Dates and times for the next meetings:

July 15, noon.

August 8, 10 a.m.

September 9, 9:00 a.m.

### **MEETING ADJOURNMENT**

There being no further business, Co-chair Harshman adjourned the meeting at 4:05 p.m.



## **Task Force on University of Wyoming Housing**

**Co-Chairs: Steve Harshman, Speaker of the House of Representatives and Chris Rothfuss, Senator**

**June 17, 2019 | Noon  
Marian H. Rochelle Gateway Center, Salon C  
222 South 22<sup>nd</sup> Street  
Laramie, Wyoming**

*This proposed agenda is subject to change.*

### Noon-1:00

2. UW master plan - - Caitlyn Clauson, Principal-in-Charge, Sasaki Associates, Stephen Lacker, Housing & Student Life Specialist, Sasaki Associates

### 1:00-2:00

Discussion of issues with Ms. Clauson and Mr. Lacker:

3. Parking garage
4. Connecting new green space east of Wyoming Union across 15<sup>th</sup> Street to existing Fraternity Mall
5. Current residence hall location
6. Where should task force travel to see “best and brightest housing and parking ideas near UW”?

### 2:00-2:15

Break

### 2:15 to wrap-up

7. Public comment
8. Sasaki 3-D model of campus - - Carolyn Smith, Director, UW Master Plan and Matt Newman, UW University Architect
9. Approval for UW to determine scope of Hill Hall renovations that will be needed to create swing space, which will house current occupants of Wyoming Hall - - Matt Kibbon, Deputy Director, UW Operations



## **Task Force on University of Wyoming Housing**

**Co-Chairs: Steve Harshman, Speaker of the House of Representatives and Chris Rothfuss, Senator**

### **Committee Meeting Information**

July 15, 2019 | Noon

Marian H. Rochelle Gateway Center, Boyd Conference room  
222 South 22<sup>nd</sup> Street  
Laramie, Wyoming

### **Committee Members Present**

Speaker of the House, Steve Harshman, Co-chairman  
Senator Chris Rothfuss, Co-chairman  
Representative Bob Nicholas  
Trustee John McKinley  
Trustee Kermit Brown  
Vice President for Student Affairs Sean Blackburn  
Vice President for Finance and Administration Neil Theobald  
Laramie Mayor Joe Shumway  
Governor's Appointee JT Walsh

### **Committee Members Not Present**

Senator Bill Landen

### **University of Wyoming Staff**

Lisa Stafford, University of Wyoming Information Technology  
Melanie Drever, Assistant to the Vice President for Finance and Administration

### **Others Present at Meeting**

Please refer to **Appendix 1** to review the Sign-in Sheet for a list of other individuals who attended the meeting.

## **EXECUTIVE SUMMARY**

The Task Force on University of Wyoming (UW) Housing met at Noon July 15, 2019 to continue its work outlined in HB0293.

## **CALL TO ORDER (JULY 15, 2019)**

Co-Chairman Chris Rothfuss called the meeting to order at 12:10 p.m. Please refer to **Appendix 2** to review the Task Force Meeting Agenda. Public testimony was heard from one person- Eric Sandeen, Professor Emeritus from the University of Wyoming, the Cooper House is a place that deserves to be preserved.

### 6. Overview of CU-Boulder and Colorado State freshmen residence halls

Matt Newman, University of Wyoming Architect, provided an update to the committee regarding progress the progress on retaining a housing consultant that has been made to date. An update was then provided regarding the various housing projects that Matt Newman has worked on that have been completed in the last 10 years. This included lessons learned- specifically regarding the P3 model that never met occupancy and had to be bought back. Other issues that were encountered with other projects were ensuring that access points for buildings be included in the project so they do not need to be added afterwards. One of the projects looked very similar to the Crane Hill building which led to discussion of Crane and Hill being used for upper classmen. 200 people could be housed in just one part of the building. The renovation could be about \$400-\$500 per square root.

Public testimony was heard from Eric Sandeen regarding learning communities and the programming in the new buildings versus the old ones and Rin Kasckow from the Alliance for Historic Wyoming asked about the number of rooms total in Hill and Crane- the answer was 200 per side for 400 total.

### 7. Report on site visits to Purdue and Iowa State Universities

- a. Features for current students
- b. Features likely to attract future students

Sean Blackburn, University of Wyoming Vice President for Student Affairs, provided an overview of the site visits to Purdue and Iowa State in March. Main topics of discussion included:

- Bathroom privacy
- Movable furniture
- Natural light
- Common space
- Executive in residence

- Variety of price points

#### 8. Initial location for parking garage and implications for co-located UW Police

Chief Michael Samp from the University of Wyoming Police Department addressed the considerations of co-locating a police department within or close to a parking structure. There were four main considerations:

- Accessibility
- Infrastructure
- Response time
- Safety

Other discussion revolved around having a separate satellite location at the Union, and changes that the new facility would provide to increase efficiencies. An example was provided of a Police Department functioning very well inside a garage in Dover New Hampshire.

#### 9. Initial location for student housing and parking garage

Discussion of locations for two possible parking structures, one in the Ivinson lot and another north of the service building. Both structures would be needed in order to achieve the objective of a net zero impact to parking. Discussion of the Ivinson lot involved a three level parking structure that would incorporate the Police station, the first level would be open and would face campus and pedestrian pick up could be on south side of the building on Grand. Construction of this parking structure could coincide with the demolition of Wyoming Hall. Mayor Joe Shumway mentioned the 2009 transportation plan for the reconstruction of Ivinson which was tabled due to a lack of funding. Discussion of structural studies for historic buildings including:

- Ross
- Merica
- Knight
- McWhinnie
- Hoyt

#### 10. Projects' Timeline

Matthew Kibbon, the University of Wyoming Deputy Director for Planning and Construction walked through the timeline of all current and future projects. If there are too many projects in Laramie at the same time the costs would increase and we could be bidding against ourselves. By moving start times forwards or backwards it would be best to start construction in the Fall of 2020, that would be a good time to start the housing project. Demolition of Wyoming Hall would begin January 2020 and people would need to move out over Winter Break. Hill Hall would need to be renovated before then.

Discussion of items that need to be finalized and sent to the trustees by September included:

- Evaluating the combination of renovation of existing dorms (Ross, Merica, Knight, McWhinnie, Hoyt) for 400-600 rooms and building new dorms for 1,400 to 1,600 beds (3-6 stories each).
- Building a new parking structure to include the police station in the Iverson parking lot to include a transit hub
- 15<sup>th</sup> street Prexy's 2- from Union to Fraternity Mall. However, east of union will be construction lay down for new dorms.

It was moved to put together a proposal that clarifies these initial decisions and generates additional material moving forward. The motion was seconded and passed unanimously.

It was requested that the next meeting have time for a walk through of Ross, Knight, Merica, Hill, Hoyt and Iverson parking lot as well as a conceptualized look of what new dorms would look like. An additional topic would be financing and bonding as well as cash flow. It was mentioned that the defeasment portion of the bill does not work because of the floating interest rate. It would have to be 2% or lower for it to work. The University has bonding capacity but doesn't have the free cash flow to service the bonding capacity. The block grant would need to be increased to have the free cash flow to satisfy the bonding capacity.

The city indicated that they would like to present to the committee regarding the long term plan for grand, infrastructure, water, sewage and utility easements.

There was discussion about a parking light system at Willett and 22<sup>nd</sup> street as well as the \$300K funding for a traffic study.

#### **MEETING ADJOURNMENT**

There being no further business, Co-chair Rothfuss adjourned the meeting at 3:53 p.m.



## **Task Force on University of Wyoming Housing**

**Co-Chairs: Steve Harshman, Speaker of the House of Representatives and Chris Rothfuss, Senator**

**July 15, 2019 | Noon**

**Marian H. Rochelle Gateway Center, Boyd Conference room**

**222 South 22<sup>nd</sup> Street**

**Laramie, Wyoming**

*This proposed agenda is subject to change.*

1. Overview of CU-Boulder and Colorado State freshmen residence halls
2. Report on site visits to Purdue and Iowa State Universities
  - a. Features for current students
  - b. Features likely to attract future students
3. Initial location for parking garage and implications for co-located UW Police
4. Initial location for student housing and parking garage
5. Projects' Timeline



## **Task Force on University of Wyoming Housing**

**Co-Chairs: Steve Harshman, Speaker of the House of Representatives and Chris Rothfuss, Senator**

### **Committee Meeting Information**

August 8, 2019 | 10:00 a.m.  
UW Conference Center, Salons A&B  
2229 Grand Ave,  
Laramie, Wyoming

### **Committee Members Present**

Speaker of the House, Steve Harshman, Co-chairman  
Senator Chris Rothfuss, Co-chairman  
Representative Bob Nicholas  
Senator Bill Landen  
Trustee John McKinley  
Trustee Kermit Brown  
Vice President for Student Affairs Sean Blackburn  
Vice President for Finance and Administration Neil Theobald  
Laramie Mayor Joe Shumway  
Governor's Appointee JT Walsh

### **Committee Members Not Present**

### **University of Wyoming Staff**

Lisa Stafford, University of Wyoming Information Technology  
Melanie Drever, Assistant to the Vice President for Finance and Administration

### **Others Present at Meeting**

Please refer to **Appendix 1** to review the Sign-in Sheet for a list of other individuals who attended the meeting.

## **EXECUTIVE SUMMARY**

The Task Force on University of Wyoming (UW) Housing met at Noon July 15, 2019 to continue its work outlined in HB0293.

## **CALL TO ORDER (AUGUST 8, 2019)**

Co-Chairman Steve Harshman called the meeting to order at 10:00 a.m. Please refer to **Appendix 2** to review the Task Force Meeting Agenda. The committee met at the west entrance of the UW Conference Center for a bus tour of:

- Ross Hall
- Knight Hall
- Merica Hall
- Hoyt Hall
- Ivinson Parking Lot
- McWhinnie Hall
- Hill Hall

The committee returned to the Conference center at 12:50 p.m.

City of Laramie presentation on Infrastructure, Safety, Water, Sewage, and utility easements especially for locations at Ross and Wyo Hall and a briefing for Ivinson street and 15<sup>th</sup> Street

Mayor Joe Shumway introduced Eric Jaap the City of Laramie Engineer and Janine Jordan the City of Laramie Manager. The City of Laramie presented a power point presentation regarding the Ivinson Street conceptual plan that is currently shelved due to a lack of funding as well as a presentation regarding the infrastructure. The Ivinson Gateway project was conducted between 2014 and 2016 and the final conceptual design can be found on the city of Laramie website at: <https://www.cityoflaramie.org/1006/Ivinson-Avenue-Reconstruction-Project>

This design could be used as a model for the North side of campus too. It included a cycle track that was intended to loop around the whole of the main campus, crosswalks were added to all intersections with raised crosswalks for the most significant ones. Bulb outs were also added. It was designed for 13<sup>th</sup> street to be a “Gateway” to campus and for traffic calming. It was estimated at a total cost of \$10.5M in 2016, it would need to be re-estimated for today’s dollars.

Eric Jaap then moved on to a presentation on utilities around campus, they are for the main part very old and the city is working on upgrading them. It was mentioned that if decisions are made using current knowledge it could be very short sighted. The whole project needs to be looked at rather than building by building. The existing water and sewer lines were not designed for the current demand. The current master plan for the city does not include UW’s plan, the city and the University need to work together to make this work. The Ivinson system

was approaching capacity about 2-3 years ago. To upgrade all of the water and sewer systems it could take 6 months to a few years. The city is ready to work with UW on infrastructure; it needs to be planned into the system with the new housing.

The committee discussed the formalization of the committee's recommendations to the Trustees as a more coherent motion.

**2019 Task Force on University of Wyoming Housing**  
**August 8, 2019 Meeting**

Representative Nicholas made a motion: We recommend to the Board of Trustees that:

6. The University proceed immediately with the demolition of Wyoming Hall and any other demolition work needed on the northeast corner of campus for the purpose of construction of the new dorms on that northeast corner and would include the parking lot east of the Union and the upper parking lot to the north of the union lot. No specific number of dorms, UW and the architects should determine how many dorms should be in the area (~2-4 buildings). This includes turning the parking lot east of the union into a green space to make a possible Prexy's pasture 2.
7. All parking that is lost is to be replaced and as such the Board of Trustees should proceed with the construction of a multi-level parking garage at the location of the current Iverson Street lot to include space for a police station and retail space.
8. Evaluate the possibility for the renovation of former dormitories on campus that are currently being used for other purposes. Assess the quality of the buildings, cost of renovations and analysis of renovation versus new build and the plan to relocate those offices currently being housed in the former residence halls. These possible renovations would count toward the 2,000 replacement bed goal.
9. Dining plan for campus with specific focus on providing dining options for the newly constructed dorms on the northeast corner of campus.
10. The Union renovation/expansion is included in these recommendations/motions and can be incorporated into this plan.

Senator Landen seconded the motion, the motion passed unanimously.

Senator Rothfuss consolidated the motion as follows:

6. Recommend demolition of Wyoming hall
7. Recommend begin construction of an appropriate number of buildings in the north east corner of campus (includes Wyoming hall and the parking lot immediately south but is not limited to this area)
8. Recommend construction of a parking garage on the Iverson lot (multi story) and other swing space parking
9. Evaluate former dorm buildings for renovation- structural elements and what the pros and cons are, especially a cost analysis of the renovation.
10. Recommend to trustees that they incorporate food service planning and design in the northeast corner of campus.

Discussion of agenda for the next meeting- the City of Laramie plans to bring more information about 15<sup>th</sup> street and Iverson as well as parking on 9<sup>th</sup> street.

**MEETING ADJOURNMENT**

There being no further business, Co-chair Harshman adjourned the meeting at 2:35 p.m.



## **Task Force on University of Wyoming Housing**

**Co-Chairs: Steve Harshman, Speaker of the House of Representatives and Chris Rothfuss, Senator**

**August 8, 2019 | 10:00 a.m.  
UW Conference Center Salons A&B  
2229 Grand Ave,  
Laramie, Wyoming**

*This proposed agenda is subject to change.*

- |                      |  |
|----------------------|--|
| 10:00 a.m. – Noon    | Meet at the west entrance of the UW Conference Center for bus tour of:<br>Ross Hall<br>Knight Hall<br>Merica Hall<br>Hoyt Hall<br>Ivinson Parking Lot<br>McWhinnie Hall<br>Hill Hall                     |
| Noon                 | Return to Conference center  |
| Noon- 1:00 p.m.      | City of Laramie presentation on Infrastructure, Safety, Water, Sewage, and utility easements especially for locations at Ross and Wyo Hall and a briefing for Ivinson street and 15 <sup>th</sup> Street |
| 1:00 p.m. -2:00 p.m. | Review of Draft letter   |



## **Task Force on University of Wyoming Housing**

**Co-Chairs: Steve Harshman, Speaker of the House of Representatives and Chris Rothfuss, Senator**

### **Committee Meeting Information**

September 9, 2019 | 9:00 a.m.  
Marian H. Rochelle Gateway Center, Salons A&B  
222 South 22<sup>nd</sup> Street  
Laramie, Wyoming

### **Committee Members Present**

Speaker of the House, Steve Harshman, Co-chairman  
Senator Chris Rothfuss, Co-chairman  
Representative Bob Nicholas  
Senator Bill Landen  
Trustee John McKinley  
Vice President for Student Affairs Sean Blackburn  
Vice President for Finance and Administration Neil Theobald  
Laramie Mayor Joe Shumway  
Governor's Appointee JT Walsh

### **Committee Members Not Present**

Trustee Kermit Brown

### **University of Wyoming Staff**

Lisa Stafford, University of Wyoming Information Technology  
Melanie Drever, Assistant to the Vice President for Finance and Administration

### **Others Present at Meeting**

Please refer to **Appendix 1** to review the Sign-in Sheet  
for a list of other individuals who attended the meeting.

## EXECUTIVE SUMMARY

The Task Force on University of Wyoming (UW) Housing met at 9:00 a.m. September 9, 2019 to continue its work outlined in HB0293.

### CALL TO ORDER (SEPTEMBER 9, 2019)

Co-Chairman Steve Harshman called the meeting to order at 9:10 a.m. Please refer to **Appendix 2** to review the Task Force Meeting Agenda.

#### 1. 15<sup>th</sup> Street access and emergency response - - City of Laramie

The City of Laramie Mayor Janine Jordan introduced Chief Dan Johnson of the Laramie Fire Department and Chief Dale Sullivan of the Laramie Police Department. They provided a letter to the committee detailing their concerns with the temporary closure of 15<sup>th</sup> street during construction. The letter can be found at: <http://www.uwyo.edu/administration/housing-task-force/index.html>

It was mentioned that the city and university should work together to create a workable plan during construction to ensure that response times for Police and Fire are not impacted. A suggestion was made for stationing emergency response in alternate locations to ensure coverage, alternatively a suggestion was made to add more staff, it was indicated that more staff would not help address the issue. The city had not requested any of the \$300,000 funding appropriated for a traffic study since they were concerned of doing an overly broad study, they asked that the language be changed to public safety study, it was indicated that the language was broad enough to accomplish the study. The committee requested the data that is available going north to south on 15<sup>th</sup> street, Mayor Janine Jordan said that she would provide the information. The committee indicated it was concerned that the traffic/safety study would be used to delay construction of the new dorms and asked that the city work expeditiously to conduct the study and get the data as soon as possible.

The committee requested more information on data regarding traffic flows and response times for emergency response.

#### 2. Mix of room types in initial buildings - - Sean Blackburn, UW Vice President of Student Affairs and Matt Newman, UW University Architect

Sean Blackburn, UW Vice President of Student Affairs and Matt Newman, UW University Architect walked through a presentation on student housing room make up. The conversation is still on-going. One of the concerns is that the Wyoming Hall site is a hub for fiber runs. So when the building is removed this needs to be carefully considered. The committee urged the university to make sure that this is done right, so that when students come to the University their parents are glad that they came here. Matt Newman indicated that as the university gets more into the programming phase they will ensure that the market analysis, internal and nationwide is conducted to ensure that the mix is correct and that demand is there for what UW provides. This will then determine costs as it relates to the room type too.

3. Task force guidance to UW on final report

The committee indicated that the first draft of the report should go to the co-chairs first and then circulated to the rest of the committee before being sent on.

The committee made a motion to move to Executive Session at 11:45 a.m.

The committee reconvened at 12:10 p.m.

Trustee McKinley made two motions:

1. Recommendation that this committee recommend to the full Board of Trustees to proceed with urgency regarding the first tranche of bond financing for the buildings contemplated in numbers 1-5 of the task force recommendation. Steve Harshman Seconded. Motion passed unanimously.
2. Recommendation by this task force to the full Board of Trustees requesting that Board Of Trustees facilities committee have UW administration put together a DRAFT 5 year timeline on new housing and issues that are inherent in the new housing project. Bill Landen Seconded. Motion passed unanimously.

Jim McGrath a retired engineer on the planning commission provided public testimony. He thinks it is wonderful that decisions like this are made in public and believes that the relationship with the City is the number 1 priority.

The next meet will be on November 22<sup>nd</sup> at 1:00 p.m.

**MEETING ADJOURNMENT**

There being no further business, Co-chair Harshman adjourned the meeting at 12:45 p.m.



## **Task Force on University of Wyoming Housing**

**Co-Chairs: Steve Harshman, Speaker of the House of Representatives and Chris Rothfuss, Senator**

**September 9, 2019 | 9:00 a.m.  
UW Conference Center Salons A&B  
2229 Grand Ave,  
Laramie, Wyoming**

*This proposed agenda is subject to change.*

### **Public Session**

1. 15<sup>th</sup> Street access and emergency response - - City of Laramie
2. Mix of room types in initial buildings - - Sean Blackburn, UW Vice President of Student Affairs and Matt Newman, UW University Architect
3. Task force guidance to UW on final report

### **Executive Session**

# Appendix B

## Motions

### 2019 Task Force on University of Wyoming Housing August 8, 2019 Meeting

Representative Nicholas made a motion: We recommend to the Board of Trustees that:

1. The University proceed immediately with the demolition of Wyoming Hall and any other demolition work needed on the northeast corner of campus for the purpose of construction of the new dorms on that northeast corner and would include the parking lot east of the Union and the upper parking lot to the north of the union lot. No specific number of dorms, UW and the architects should determine how many dorms should be in the area (~2-4 buildings). This includes turning the parking lot east of the union into a green space to make a possible Prexy's pasture 2.
2. All parking that is lost is to be replaced and as such the Board of Trustees should proceed with the construction of a multi-level parking garage at the location of the current Ivinson Street lot to include space for a police station and retail space.
3. Evaluate the possibility for the renovation of former dormitories on campus that are currently being used for other purposes. Asses the quality of the buildings, cost of renovations and analysis of renovation versus new build and the plan to relocate those offices currently being housed in the former residence halls. These possible renovations would count toward the 2,000 replacement bed goal.
4. Dining plan for campus with specific focus on providing dining options for the newly constructed dorms on the northeast corner of campus.
5. The Union renovation/expansion is included in these recommendations/motions and can be incorporated into this plan.

Senator Landen seconded the motion, the motion passed unanimously.

Senator Rothfuss consolidated the motion as follows:

1. Recommend demolition of Wyoming hall
2. Recommend begin construction of an appropriate number of buildings in the north east corner of campus (includes Wyoming hall and the parking lot immediately south but is not limited to this area)
3. Recommend construction of a parking garage on the Ivinson lot (multi story) and other swing space parking
4. Evaluate former dorm buildings for renovation- structural elements and what the pros and cons are, especially a cost analysis of the renovation.
5. Recommend to trustees that they incorporate food service planning and design in the northeast corner of campus.

**2019 Task Force on University of Wyoming Housing**  
**September 9, 2019 Meeting**

Trustee McKinley- made the following recommendations/ motions:

3. Recommendation that this committee recommend to the full Board of Trustees to proceed with urgency regarding the first tranche of bond financing for the buildings contemplated in numbers 1-5 of the task force recommendation. Steve Harshman seconded. Motion passed unanimously.
4. Recommendation by this task force to the full Board of Trustees requesting that Board of Trustees facilities committee have UW administration put together a DRAFT 5 year timeline on new housing and issues that are inherent in the new housing project. Bill Landen seconded. Motion passed unanimously.

# Appendix C

## Critical Path

### **September 2019**

Conversion of Hill Hall to office space underway

Procurement of parking garage design consultant begins

Procurement of utility relocation design consultant begins

### **October 2019**

Wyoming Hall demolition and Parking Garage initial project budget approval

Start process of hiring demolition firm for Wyoming Hall

Begin programming phase of the design process for residence halls

### **November 2019**

Consultant selection for parking garage and begin schematic design

### **December 2019**

December 23, 2019 – January 22, 2020 (Winter Break)

- Hill Hall move-in begins
- An appropriate number of spaces in the lots east and north of Crane Hall, which are currently “R” permits, will be converted to “A” permits

Complete programming phase of design process for residence halls

### **January 2020**

Begin schematic design for residence hall(s)

Campus Transit & Parking will

- Convert South Commuter Lot to “R”
- Begin operating a commuter shuttle - - similar to what is operated to/from South Commuter Lot, with the exception that appropriate restrictions will be needed for game days - - from gravel lots east of 22<sup>nd</sup> Street to the Wyoming Union
- Examine the creation of a permit system for the paved parking around the baseball and track fields

On January 28, 2020, request to vacate alley through Iverson Parking Lot to be approved by Laramie City Council

### **February 2020**

Relocation of utilities running through Wyoming Hall begins

Wyoming Hall hazardous material abatement begins

### **May 2020**

Wyoming Hall hazardous material abatement completes

### **June 2020**

Utility relocation completes at Wyoming Hall

Begin demolition of Wyoming Hall

### **July 2020**

July 1, 2020, construction begins on a parking & transit facility located on south 15<sup>th</sup> Street; as soon as facility completed

- Campus buses and rental cars move to site
- Begin providing on-demand transportation to the rental car site
- An appropriate number of spaces around Fraternity Mall, which are currently “R” permits, will be converted to “A” permits
- Former site of campus bus and rental car parking converted to “R” permits

Begin parking garage construction

### **January 2021**

Residence hall construction begins

### **June 2021**

Anticipated completion of parking garage construction

### **December 2021**

Anticipated residence hall construction completes