ALLISON BALL
AUDITOR OF PUBLIC ACCOUNTS

August 5, 2025

Honorable Andy Beshear, Governor
Holly M. Johnson, Secretary, Finance and Administration Cabinet
Charles Bush, Interim Commissioner, Department for Facilities and Support Services
Capital Projects and Bond Oversight Committee

As Auditor of Public Accounts, I am pleased to transmit herewith the report of our examination relating to compliance with the lease laws for the years ended June 30, 2024, and June 30, 2025, made pursuant to KRS 43.050(2)(e).

On behalf of the Office of State Government Audits and Technology of the Auditor of Public Accounts, I wish to thank the employees of the Department for Facilities and Support Services for their cooperation during our examination. Should you have any questions concerning this report, please contact Valerie Hamilton, Executive Director, Office of State Government Audits and Technology.

Respectfully submitted,

Allison Ball

Allison Ball
Auditor of Public Accounts

# REPORT OF THE EXAMINATION OF LEASE LAW COMPLIANCE

## Made Pursuant To KRS 43.050(2)(e)

**For The Years Ended**
**June 30, 2024, and June 30, 2025**


**ALLISON BALL**
**AUDITOR OF PUBLIC ACCOUNTS**
**auditor.ky.gov**

**209 ST. CLAIR STREET**
**FRANKFORT, KY 40601-1817**
**(502) 564-5841**

# CONTENTS

**PAGE**

ALLISON BALL
AUDITOR OF PUBLIC ACCOUNTS

Honorable Andy Beshear, Governor
Holly M. Johnson, Secretary, Finance and Administration Cabinet
Charles Bush, Interim Commissioner, Department for Facilities and Support Services
Capital Projects and Bond Oversight Committee

Independent Accountant's Report

We have examined real property leases awarded by the Finance and Administration Cabinet (FAC) for compliance with KRS 48.111 and KRS 56.800 through KRS 56.823, Kentucky's Lease Law, for fiscal years ended June 30, 2024, and June 30, 2025. FAC's management is responsible for compliance with the requirements of Kentucky's Lease Law. Our responsibility is to express an opinion on management's compliance with Kentucky Lease Law based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether FAC complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether FAC complied with Kentucky's Lease Law. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance whether due to fraud or error. In assessing the risks of material noncompliance, we considered and obtained an understanding of internal control relevant to the subject matter in order to design procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of internal control. Accordingly, no such opinion is expressed. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on FAC's compliance with the specified requirements.

In our opinion, FAC complied, in all material respects, with Kentucky's Lease Law during fiscal years ended June 30, 2024, and June 30, 2025.

209 St. Clair Street
Frankfort, KY 40601-1817
Telephone 502.564.5841
Facsimile 502.564.2912
auditor.ky.gov

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we are required to report all deficiencies that are considered to be significant deficiencies or material weaknesses in internal control; fraud and noncompliance with provisions of laws, regulations, contracts, or grant agreements that have a material effect on Kentucky's Lease Law; and any other instances that warrant the attention of those charged with governance. We are also required to obtain and report the views of responsible officials concerning the findings, conclusions, and recommendations, as well as any planned corrective actions. We performed our examination to express an opinion on management's assertion and not for the purpose of expressing an opinion on the internal control over Kentucky's Lease Law or on compliance and other matters; accordingly, we express no such opinions. The results of our tests disclosed no matters that are required to be reported under Government Auditing Standards.

The purpose of this report is solely to report on FAC's compliance with Kentucky's Lease Law as required pursuant to KRS 43.050(2)(e). This report is not suitable for any other purpose.

Respectfully submitted,

Allison Ball

Allison Ball
Auditor of Public Accounts
Frankfort, Kentucky

August 5, 2025

November 5, 2025

Senator Shelley Funke Frommeyer, Co-Chair
Representative Shawn McPherson, Co-Chair
Capital Projects and Bond Oversight Committee
Legislative Research Commission
Capitol Annex Building – Room 136
702 Capitol Avenue
Frankfort, Kentucky 40601

Subject: Sundry Research, Scientific and Medical Equipment

Dear Senator Funke Frommeyer, Representative McPherson and Honorable Members of the Capital Projects and Bond Oversight Committee:

Pursuant to KRS §45.760(5), the University of Kentucky hereby reports the purchase of the following items of medical equipment in excess of $200,000. Money specifically budgeted and appropriated by the General Assembly for another purpose or program was not used to acquire these items.

- An Aquilion One Insight Edition CT scanner has been purchased from Canon Medical Systems. The Aquilion One is designed to deliver high-resolution imaging with exceptional speed, efficiency and patient comfort. The equipment's ultra-fast scanning makes the device ideal for cardiac, trauma and pediatric imaging. This CT scanner will be used to start a cardiac program at UK King's Daughters Medical Center in Portsmouth, Ohio. The medical equipment was purchased with UK restricted funds for a total cost of $1,659,000.

- A 3Dimensions mammography system has been purchased from Hologic. The mammography system is an advanced breast imaging platform designed to improve the accuracy, comfort and efficiency of mammograms. The Hologic system combines technologies to provide a more detailed view and to detect more invasive cancers than 2D alone. The medical equipment was purchased with UK restricted funds for a total cost of $429,109. The item will be located at UK HealthCare Good Samaritan Hospital Professional Arts Center in Lexington, Kentucky.

Please advise if you have any questions or if you would like additional information.

Sincerely,

Angela Martin
Vice President for Financial Planning and Chief Budget Officer

cc: Elizabeth Baker, Teresa Centers

October 27, 2025

Capital Projects and Bond Oversight Committee
702 Capital Avenue, Room 34, Capitol Annex
Frankfort, KY 40601

RE: $1,195,000 Knox County School District Finance Corporation
School Building Revenue Bonds, Series of 2025B

Please find enclosed a Bond Payee Disclosure Form and Plan of Financing related to the above-referenced series of Bonds. The Bonds will be used to finance property acquisition for the Vocational Center

We would like to go ahead and submit the plan to Bond Oversight so that we will be ready to proceed with the bond sale shortly. The Bonds will be funded with 100% Local Funds.

Please process this bond disclosure form for review by the Bond Oversight Committee at the next meeting. Should you have any questions or require any additional information, please contact our office.

Sincerely,

Lincoln Theinert

Enclosures

147 East Third Street
Lexington, KY
40508

859/977-6600

fax: 859/381-1357

www.rsamuni.com

RSA ADVISORS, LLC

# BOND PAYEE DISCLOSURE FORM

| | |
|---|---|
| Par Amount: | **$1,195,000** |
| District | Knox County School District |
| Issue Name: | School Building Revenue Bonds, Series 2025B |
| Purpose: | Property Acquisition for Vocational Center |
| Projected Sale Date: | Q4 2025 |
| First Call Date: | 8 Years at par |
| Method of Sale: | Competitive Bids |
| Place/time of sale: | *Parity* /SFCC, Frankfort, Ky. / TBD |
| Bond Rating: | Moodys: "Aa3" |
| Bond Counsel: | Steptoe and Johnson, Louisville, KY |
| Fiscal Agent: | RSA Advisors LLC, Lexington, Kentucky |
| Date received by SFCC: | / / *To be filled in by SFCC* |
| Date scheduled for Committee review: | / / *To be filled in by SFCC* |

| | SFCC Portion | Local Portion | Total |
|---|---|---|---|
| Estimated par amount of Bonds: | $0 | $1,195,000 | $1,195,000 |
| % Share of total Bonds: | 0.00% | 100.00% | 100.00% |
| Estimated average annual debt service: | $0 | $86,156 | $86,156 |
| Estimated debt service reserve: | $0 | $0 | $0 |
| **Estimated Cost of Issuance:** | | | |
| Fiscal Agent, Bond Counsel, etc | $0 | $12,950 | $12,950 |
| Special Tax Counsel | $0 | $0 | $0 |
| Number verifications | $0 | $0 | $0 |
| Bond Rating & Bank Fee | $0 | $14,850 | $14,850 |
| Underwriter's Discount | $0 | $23,900 | $23,900 |
| Credit Enhancement | $0 | $0 | $0 |
| Total Cost of Issuance: | $0 | $51,700 | $51,700 |

**Anticipated Interest Rates:** 5 Years: 3.000% 10 Years: 3.500% 15 Years: 3.750% 20 Years: 4.050%

**Notes: No Tax Increase required**

School District Name: **Knox County County School District**
Project: **Property Acquisition**
Probable Cost Breakdown **(Administration/Athletics/Instructional)**
Date: **10/27/2025**

| | Total Project 100% | Administration Percentage | Athletic Percentage | Instructional 100% |
|---|---|---|---|---|
| | $ 1,143,300.00 | $ - | $ - | $ 1,143,300.00 |
| | | $ - | $ - | $ - |
| | | $ - | $ - | $ - |
| | | $ - | $ - | $ - |
| | | $ - | $ - | $ - |
| Total Construction Cost | $ 1,143,300.00 | $ - | $ - | $ 1,143,300.00 |
| Soft Costs (Architect/CM Fees) | | $ - | $ - | $ - |
| Total Project Cost | $ 1,143,300.00 | $ - | $ - | $ 1,143,300.00 |
| Plus: Cost of Issuance Including Bond Discount & Bond Rounding | $ 51,700.00 | $ - | $ - | $ 51,700.00 |
| Less: Cash Contribution(s) | | | | |
| Amount Bonded for Construction Project | $ 1,195,000.00 | $ - | $ - | $ 1,195,000.00 |

R S A
advisors

October 22, 2025

Capital Projects and Bond Oversight Committee
702 Capital Avenue, Room 34, Capitol Annex
Frankfort, KY 40601

RE: $7,000,000 Owensboro Independent General Obligation Bonds, Series of 2025

Please find enclosed a Bond Payee Disclosure Form and Plan of Financing related to the above-referenced series of Bonds. The Bonds will be used to finance various roof improvements across the district.

We would like to go ahead and submit the plan to Bond Oversight so that we will be ready to proceed with the bond sale shortly. The Bonds will be funded with 100% Local Funds.

Please process this bond disclosure form for review by the Bond Oversight Committee at the next meeting. Should you have any questions or require any additional information, please contact our office.

Sincerely,

Dwight G. Salsbury

Enclosures

147 East Third Street
Lexington, KY
40508

859/977-6600

fax: 859/381-1357

www.rsamuni.com

RSA ADVISORS, LLC

# BOND PAYEE DISCLOSURE FORM

| | |
|---|---|
| Par Amount: | **$7,000,000** |
| District | Owensboro Independent School District |
| Issue Name: | General Obligation Bonds, Series 2025 |
| Purpose: | Various Roof Improvements Across the District |
| Projected Sale Date: | Q4 2025 |
| First Call Date: | 8 Years at par |
| Method of Sale: | Competitive Bids |
| Place/time of sale: | *Parity* /SFCC, Frankfort, Ky. / TBD |
| Bond Rating: | Moodys: "Aa3" |
| Bond Counsel: | Steptoe and Johnson, Louisville, KY |
| Fiscal Agent: | RSA Advisors LLC, Lexington, Kentucky |
| Date received by SFCC: | / / *To be filled in by SFCC* |
| Date scheduled for Committee review: | / / *To be filled in by SFCC* |

| | SFCC Portion | Local Portion | Total |
|---|---|---|---|
| Estimated par amount of Bonds: | $0 | $7,000,000 | $7,000,000 |
| % Share of total Bonds: | 0.00% | 100.00% | 100.00% |
| Estimated average annual debt service: | $0 | $571,743 | $571,743 |
| Estimated debt service reserve: | $0 | $0 | $0 |
| **Estimated Cost of Issuance:** | | | |
| Fiscal Agent, Bond Counsel, etc | $0 | $41,000 | $41,000 |
| Special Tax Counsel | $0 | $0 | $0 |
| Number verifications | $0 | $0 | $0 |
| Bond Rating & Bank Fee | $0 | $24,850 | $24,850 |
| Underwriter's Discount | $0 | $140,000 | $140,000 |
| Credit Enhancement | $0 | $0 | $0 |
| Total Cost of Issuance: | $0 | $205,850 | $205,850 |

**Anticipated Interest Rates:** 5 Years: 2.950% 10 Years: 3.400% 15 Years: 4.100% 20 Years: 4.400%

**Notes: No Tax Increase required**

School District Name: **Owensboro Independent School District**
Project: **Various Roof Improvements**
Probable Cost Breakdown **(Administration/Athletics/Instructional)**
Date: **10/22/2025**

| | Total Project 100% | Administration Percentage | Athletic Percentage | Instructional 100% |
|---|---|---|---|---|
| | $ 6,794,150.00 | $ - | $ - | $ 6,794,150.00 |
| | | $ - | $ - | $ - |
| | | $ - | $ - | $ - |
| | | $ - | $ - | $ - |
| | | $ - | $ - | $ - |
| Total Construction Cost | $ 6,794,150.00 | $ - | $ - | $ 6,794,150.00 |
| Soft Costs (Architect/CM Fees) | | $ - | $ - | $ - |
| Total Project Cost | $ 6,794,150.00 | $ - | $ - | $ 6,794,150.00 |
| Plus: Cost of Issuance Including Bond Discount & Bond Rounding | $ 205,850.00 | $ - | $ - | $ 205,850.00 |
| Less: Cash Contribution(s) | | | | |
| Amount Bonded for Construction Project | $ 7,000,000.00 | $ - | $ - | $ 7,000,000.00 |

## OWENSBORO INDEPENDENT SCHOOL DISTRICT

**Statement of Indebtedness**

| | |
|---|---|
| 1. The assessed valuation of all the taxable property in the School District as estimated by the last certified assessment is: | 2,105,653,044 |
| 2. Date of last certified audit: | 6/30/2024 |
| 3. The total of all bonds, notes, and other obligations of the district currently issued and outstanding, including the present issue of $7,000,000. | 45,145,000 |
| 4. Statutory debt limit for General Obligation bonds as set forth in KRS 66.041: | 42,113,061 |
| 5. District bonding potential as set forth in 702 KAR 3:020: | 30,000,000 |
| 6. The total of bonds, notes, and other obligations of the district currently issue subject to the 2% statutory limit including the present issue of $7,000,000. | 7,000,000 |
| 7. Does this issue include a special appropriation grant from the Commonwealth of Kentucky? If so, please state the amount and purpose of the grant. | |

R S A
advisors

October 27, 2025

Capital Projects and Bond Oversight Committee
702 Capital Avenue, Room 34, Capitol Annex
Frankfort, KY 40601

RE: $5,330,000 Spencer County School District General Obligation Bonds, Series of 2025

Please find enclosed a Bond Payee Disclosure Form and Plan of Financing related to the above-referenced series of Bonds. The Bonds will be used to finance renovations to the Family Empowerment Center, Bus Garage Site, and Central Office.

We would like to go ahead and submit the plan to Bond Oversight so that we will be ready to proceed with the bond sale shortly. The Bonds will be funded with 100% Local Funds.

Please process this bond disclosure form for review by the Bond Oversight Committee at the next meeting. Should you have any questions or require any additional information, please contact our office.

Sincerely,

Dwight G. Salsbury

Dwight G. Salsbury

Enclosures

147 East Third Street
Lexington, KY
40508

859/977-6600

fax: 859/381-1357

www.rsamuni.com

RSA ADVISORS, LLC

# BOND PAYEE DISCLOSURE FORM

| | |
|---|---|
| Par Amount: | **$5,330,000** |
| District | Spencer County School District |
| Issue Name: | General Obligation Bonds, Series 2025 |
| Purpose: | Improvements to the Family Empowerment Center, Bus Garage, and Central Office |
| Projected Sale Date: | Q4 2025 |
| First Call Date: | 8 Years at par |
| Method of Sale: | Competitive Bids |
| Place/time of sale: | *Parity* /SFCC, Frankfort, Ky. / TBD |
| Bond Rating: | Moodys: "Aa3" |
| Bond Counsel: | Steptoe and Johnson, Louisville, KY |
| Fiscal Agent: | RSA Advisors LLC, Lexington, Kentucky |
| Date received by SFCC: | / / *To be filled in by SFCC* |
| Date scheduled for Committee review: | / / *To be filled in by SFCC* |

| | SFCC Portion | Local Portion | Total |
|---|---|---|---|
| Estimated par amount of Bonds: | $0 | $5,330,000 | $5,330,000 |
| % Share of total Bonds: | 0.00% | 100.00% | 100.00% |
| Estimated average annual debt service: | $0 | $390,909 | $390,909 |
| Estimated debt service reserve: | $0 | $0 | $0 |
| **Estimated Cost of Issuance:** | | | |
| Fiscal Agent, Bond Counsel, etc | $0 | $34,320 | $34,320 |
| Special Tax Counsel | $0 | $0 | $0 |
| Number verifications | $0 | $0 | $0 |
| Bond Rating & Bank Fee | $0 | $24,850 | $24,850 |
| Underwriter's Discount | $0 | $106,600 | $106,600 |
| Credit Enhancement | $0 | $0 | $0 |
| Total Cost of Issuance: | $0 | $165,770 | $165,770 |

**Anticipated Interest Rates:** 5 Years: 3.150% 10 Years: 3.600% 15 Years: 4.080% 20 Years: 4.380%

**Notes: No Tax Increase required**

School District Name: **Spencer County School District**
Project: **Various Improvements**
Probable Cost Breakdown **(Administration/Athletics/Instructional)**
Date: **10/27/2025**

| | Total Project 100% | Administration Percentage | Athletic Percentage | Instructional 100% |
|---|---|---|---|---|
| Instructional | $ 5,164,230.00 | $ - | $ - | $ 5,164,230.00 |
| | $ - | $ - | $ - | $ - |
| | $ - | $ - | $ - | $ - |
| | $ - | $ - | $ - | $ - |
| | $ - | $ - | $ - | $ - |
| Total Construction Cost | $ 5,164,230.00 | $ - | $ - | $ 5,164,230.00 |
| Soft Costs (Architect/CM Fees) | $ - | $ - | $ - | $ - |
| Total Project Cost | $ 5,164,230.00 | $ - | $ - | $ 5,164,230.00 |
| Plus: Cost of Issuance Including Bond Discount & Bond Rounding | $ 165,770.00 | $ - | $ - | $ 165,770.00 |
| Less: Cash Contribution(s) | | | | |
| Amount Bonded for Construction Project | $ 5,330,000.00 | $ - | $ - | $ 5,330,000.00 |

## SPENCER COUNTY SCHOOL DISTRICT

**Statement of Indebtedness**

| | |
|---|---|
| 1. The assessed valuation of all the taxable property in the School District as estimated by the last certified assessment is: | 2,218,831,215 |
| 2. Date of last certified audit: | 6/30/2024 |
| 3. The total of all bonds, notes, and other obligations of the district currently issued and outstanding, including the present issue of $5,330,000 | 41,215,000 |
| 4. Statutory debt limit for General Obligation bonds as set forth in KRS 66.041: | 44,376,624 |
| 5. District bonding potential as set forth in 702 KAR 3:020: | 40,000,000 |
| 6. The total of bonds, notes, and other obligations of the district currently issue subject to the 2% statutory limit including the present issue of $5,330,000 | 8,520,000 |
| 7. Does this issue include a special appropriation grant from the Commonwealth of Kentucky? If so, please state the amount and purpose of the grant. | |

WKU®

GOVERNMENT AND EXTERNAL RELATIONS

October 30, 2025

The Honorable Shelley Funke Frommeyer
The Honorable Shawn McPherson
Capital Project and Bond Oversight Committee
702 Capital Avenue
Frankfort, KY 40601

Dear Co-Chair Funke Frommeyer and Co-Chair McPherson,

Western Kentucky University desires to enter into a Public Private Partnership to transform University Housing. Pursuant to KRS 45A.077(6) WKU is providing a copy of the RFQ and RFP. Procurement remains open; however, the university has selected a preferred partner.

WKU will provide the Committee with the final contract for approval once it is complete. Thank you for your time and attention to this matter.

Sincerely,

Jennifer Smith

Jennifer Smith
Assistant Vice President, Government & External Relations

# REQUEST FOR QUALIFICATION WKU-10432

## WESTERN KENTUCKY UNIVERSITY IS SEEKING QUALIFICATIONS

## For

## Housing Public-Private Partnership (P3)

**AS PER THE SPECIFICATIONS LISTED HEREIN**

**PROPOSAL DUE DATE: July 10, 2025**

**PROPOSAL DUE TIME: 2:30 PM CENTRAL STANDARD TIME**

**ISSUED BY: WESTERN KENTUCKY UNIVERSITY**

**DEPARTMENT OF PURCHASING**

**NOTE: WKU uses UniMarket as its eProcurement platform (http://bit.ly/4dPo972). Vendors MUST use the "Messages" tab in UniMarket to send all questions and correspondences to WKU Procurement Services. Bidders are not to contact any University department directly, in person, by telephone or by email concerning this RFQ, except as designated in this document.**

## RFQ SCHEDULE

The table below shows the intended schedule for this Request for Qualifications (“RFQ”). The institution will make every effort to adhere to this schedule but reserves the right to adjust or delay this timeline, as necessary.

| EVENT | DATE AND TIME |
|---|---|
| RFQ Issued | June 10, 2025 |
| Deadline to Submit Questions for Addenda | June 17, 2025 @ 2:30PM CDT |
| Responses to Questions via Addenda | June 24, 2025 |
| Deadline to Submit Qualifications | July 10, 2025, 2:30pm CDT |

# Table of Contents

# Section 1: General Information

## Overview of the Opportunity

Western Kentucky University ("WKU" or "the University") is soliciting qualifications from experienced development teams (the "Developer") to lead a collaborative effort to modernize its on-campus housing inventory through a public-private partnership (the "Project").

WKU is interested in working with a Developer that will bring national expertise in designing, building, financing, operating and maintaining first-in-class on-campus student housing, as well as the ability to work with the University to develop a long-term, comprehensive approach to elevating its housing portfolio over multiple phases.

Following selection, it is anticipated that the Developer will engage in a project definition process alongside the University and its advisors focused on one or more initial capital projects designed to support the University's mission and strategic goals. Following this process, the Developer would assume responsibility for further design, construction, and financing-related activities required to deliver the Project, and, upon completion, assume responsibility for ongoing operations and maintenance of the Project. In addition, upon Project completion or along an alternative timeline determined during the project definition process, the developer would assume responsibility for the operation and maintenance of all WKU's existing housing assets. The University is interested in gaining insight into various partnership and project delivery alternatives as well as industry best practices through the RFQ process and Developers are encouraged to provide their latest thinking on approaches that would maximize the benefits of the Project to WKU.

WKU has retained Brailsford & Dunlavey, Inc. ("B&D") as its development advisor for the Project. The B&D team will assist the Western Kentucky University Purchasing Office in facilitating the respondent solicitation and engagement process for the University.

## Overview of the Selection Process

Through the RFQ process, WKU is seeking to identify entities with the best experience, financial capacity, project understanding, and operating capability as demonstrated with housing projects on college campuses. A Project Committee ("PC") designated by the University will conduct an evaluation of all materials submitted by respondents as part of this RFQ process. The PC will be responsible for making final recommendations to the University regarding all contracts, scope of work, and other issues relating to the Project. Interested parties should not contact any university officials other than through the channels described herein.

WKU will select, at its sole discretion, a short list of the entities that it deems most qualified to undertake the Project based on RFQ responses. The University will then engage in an RFP process with the shortlisted teams to select a preferred partner.

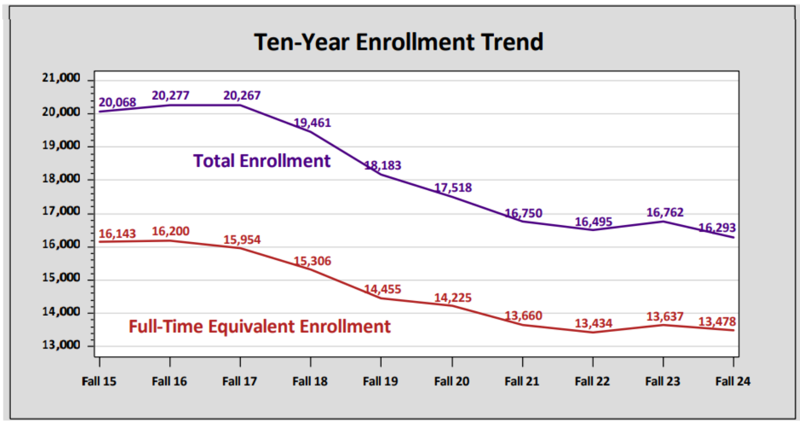
Two (2) or more entities may collaborate in submitting a response to this RFQ; however, a single legal entity must be designated to contract with the University and must be responsible for performance under any future contract.

# Section 2: Western Kentucky University Information

## About Western Kentucky University

Founded in 1906 as the Western Kentucky State Normal School, Western Kentucky University is a vibrant campus community located in Bowling Green, Kentucky, approximately 110 miles south of Louisville and 65 miles north of Nashville. WKU offers more than 200 academic programs ranging from associates through doctoral degrees in the liberal arts, sciences, healthcare, engineering, business, education and more.

*Figure 1: Enrollment Summary*




Though WKU experienced a decline in student enrollment beginning in the late 2010s, overall enrollment has stabilized since the pandemic and in the Fall of 2024 stood at 16,294 total students (13,478 FTE), the majority of whom were undergraduate students (14,153 total headcount). Over the same time period, WKU has made substantial progress in achieving its strategic goals, including increasing its first-to-second year retention rate to 78.3% in 2024 from 69.9% in 2016 and improving its overall student experience. As a result of WKU's success in building a robust student life program, fall housing occupancy has remained stable at around 4,400 despite overall declining enrollment.

## University Strategic Plan and Vision

WKU is engaged in internationally acclaimed, student-and-learning-centered academic programs. The WKU experience occurs on several unique campus environments and through an overarching spirit which attracts an intellectually exciting and diverse family of the nation's best students. The University directly supports its constituents in its designated service areas of Kentucky with professional and technical expertise, cultural enrichment, and educational assistance. WKU strives to inspire all students who come in touch with the work of the institution and is built upon commitment to contributing to improved quality of life and economic well-being of Kentuckians, as well as other constituents and stakeholders.

Western Kentucky University must have a modern campus that attracts students and supports the university's mission as an acclaimed institution, dedicated to quality of life and economic well-being. The campus should provide comfortable on-campus housing to foster a positive and inspiring student experience.

### Student Life Foundation

The Western Kentucky Student Life Foundation ("SLF") is a non-profit organization established to support student housing and living experiences at WKU. Founded in 1999, the WKU Student Life Foundation Inc. was incorporated as a nonprofit, non-affiliated, tax-exempt Kentucky corporation, and granted 501(c)(3) tax-exempt status by the Internal Revenue Service. Since its inception, SLF has facilitated the purchase, recapitalization, development, and renovation of student residential facilities and currently maintains ownership of WKU's housing assets.

It is anticipated that the selected Developer will partner with the SLF and WKU to determine the optimal arrangement for ownership and operation of existing and new housing facilities on the WKU campus and develop a transition plan for assets currently owned by the SLF. Additional information on the SLF will be made available at the RFP stage including its current structure, scope of responsibilities, and balance sheet.

### Project Drivers

In order to achieve the vision for the campus, Western Kentucky University is interested in partnering with a Developer that can provide the following:

- National expertise in design, construction, operation, and maintenance of on-campus residential facilities
- Strong track record of long-term partnerships with universities that include multiple phases of renovation and construction
- Collaborative orientation to development of WKU's capital improvement plan
- Comprehensive thinking about WKU's housing portfolio
- Commitment to student experience including student success, access, and affordability
- Ability to make needed investments quickly without compromising quality
- Access to a skilled workforce and deep bench of resources
- An innovative financing structure that maximizes impact of the investment while maintaining student affordability
- Expertise with operations and maintenance across a range of unit types and living conditions

Western Kentucky University is open to a variety of structures to optimize the intended outcomes. Developers should consider a wide range of partnership structures and creative solutions to the Project.

## Section 3: Housing System Overview

Western Kentucky University requires that all full-time undergraduate students live on campus for two years. Certain exemptions to this policy are granted, such as students who are married, students who commute 50 miles or less from their parent/guardian's primary residence, and students above age 21.

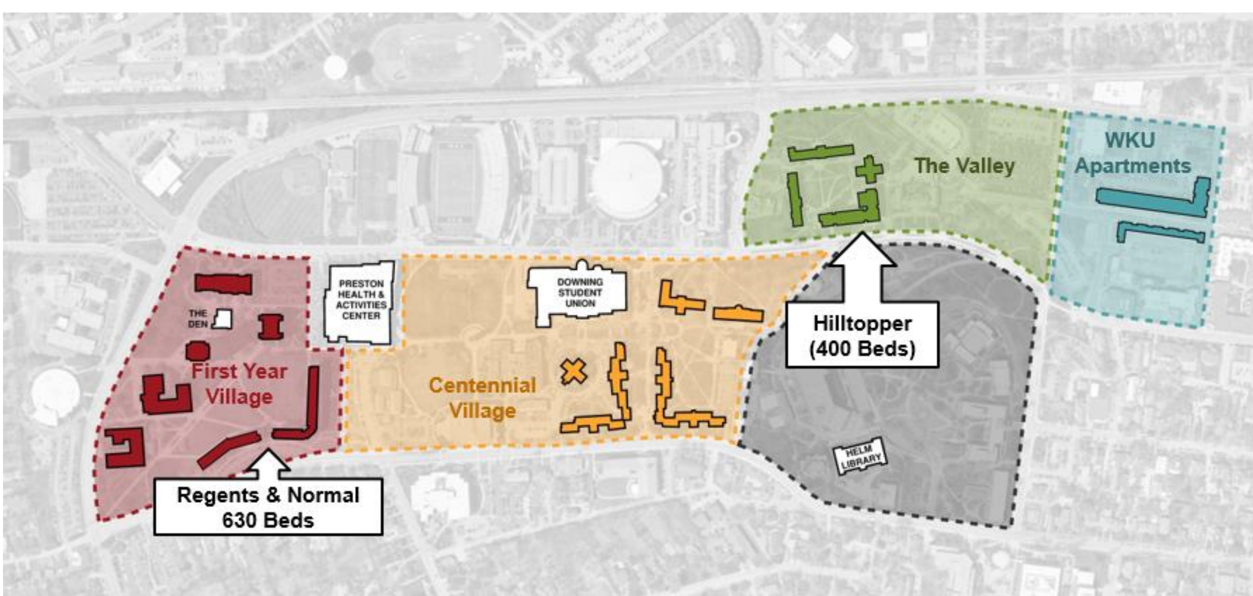
The University currently has seventeen residence halls with 5,541 beds in total and in the Fall of 2024 had 4,412 total housing occupants, representing 80% system-wide occupancy and a 33% overall undergraduate capture rate. Vacant beds in Fall 2024 were highly concentrated in older community-style buildings, while newer suite, hotel, pod, and apartment-style buildings such as the WKU apartments, Regents and Normal Hall, and the Centennial Village are typically filled to capacity.

A summary of the housing facilities, including bed count, unit type, and age is included in Figure 2. More detailed information on building conditions, priority level, and performance will be made available at the RFP stage.

*Figure 2: Housing Inventory Summary*

| Building | Location | Housing Style | Beds | Year Built |
|---|---|---|---|---|
| Minton Hall | Centennial Village | Community Style | 397 | 1962 |
| Bates Runner Hall | Centennial Village | Hotel Style | 144 | 1958 |
| Munday Hall | Centennial Village | Hotel Style | 300 | 1955 |
| Southwest Hall | Centennial Village | Hotel Style | 306 | 1959 |
| McLean Hall | Centennial Village | Hotel Style | 121 | 1947 |
| Douglas Keen Hall | First-Year Village | Community Style | 357 | 1968 |
| Hugh Poland Hall | First-Year Village | Community Style | 408 | 1969 |
| Pearce Ford Tower | First-Year Village | Community Style | 856 | 1970 |
| Gilbert Hall | First-Year Village | Community Style | 205 | 1963 |
| Normal Hall | First-Year Village | Pod Style | 260 | 2020 |
| Regents Hall | First-Year Village | Pod Style | 373 | 2021 |
| Meredith Hall | First-Year Village | Suite Style | 182 | 1992 |
| Zacharias Hall | First-Year Village | Suite Style | 206 | 1992 |
| WKU Apartments | Other | Apartment | 294 | 2014 |
| Rodes Harlin Hall | The Valley | Community Style | 360 | 1965 |
| McCormack Hall | The Valley | Community Style | 362 | 1961 |
| Hilltopper Hall | The Valley | Hotel Style | 410 | 2018 |
| **TOTAL** | | | **5541** | |

A diagrammatic map of campus is provided below for context.



In May 2025, the University announced the permanent closure of Hilltopper Hall (410 beds), and the temporary closure of Regents Hall and Normal Hall (373 and 260 beds, respectively), following an independent engineering assessment of current building conditions which found substantial safety and quality concerns related to their construction. Though assessments of the scope of reinvestment required to safely reopen Regents and Normal halls are still ongoing, the University and SLF expect to keep the two buildings closed for between one and two years in order to perform the required reinvestments.

Given the surplus capacity that exists in WKU's housing inventory, these closures are not expected to impact the University's ability to maintain current housing occupancy levels, though given that Hilltopper, Regents, and Normal represent some of the most popular and modern housing facilities on campus, there are substantial reputational and student experience concerns tied to their continued closure. Therefore, WKU is interested in acting quickly to reopen Regents and Normal as well as deliver improved housing options on campus to replace its aging community-style buildings.

## Section 4: Description of Opportunity

WKU's current assumption is that this P3 partnership will be a comprehensive approach in which a 3rd party will eventually take over operations, maintenance of the entire housing inventory along with design, building, and financing any new facilities developed through a ground lease—though the University seeks participant input on the most beneficial structures to achieve its strategic goals. In the partnership, WKU wishes to maintain control of its existing student life operation, ongoing financial participation in housing to sustain that operation, and active participation in the housing planning process and decisions regarding the program and design of new projects. Ultimately, Western Kentucky University reserves the right to pursue the project delivery structure that is best aligned with its strategic objectives and plans to refine this approach with the selected development partner.

<u>Capital Projects</u>

The University is looking for a Developer with extensive experience in transforming on-campus student residential experiences through facility enhancement via capital renewal, renovations, and/or new construction projects. The Developer will be expected to perform design, build, finance, operations, and maintenance activities related to the on-campus housing system.

The resulting impact on campus housing from the closure of Hilltopper Hall and temporary closure of Normal & Regents must be addressed in the initial phase of partnership with the selected Developer. It will be the responsibility of the Developer to develop a sustainable capital improvements plan that will address current facility needs and deliver a premier living and learning experience at WKU.

More information on the scope of building improvements will be provided to shortlisted respondents in the RFP phase, however, it is anticipated that the first phase project will be approximately 1,000 beds targeting first-year students in the first-year village neighborhood. Potential future phases will focus on upper division students, as the University intends to phase out all Community Style halls over time. WKU expects to fully leverage the creativity and innovation of the selected Developer to arrive at the best approach to address the first phase given the university's long-term goals with the housing system.

Operations and Maintenance Expectations

The operations and maintenance of the housing program must exceed student, parent and visitor expectations and serve as a recruitment asset for Western Kentucky University. The University expects to maintain its own residence life operation including management of residential programming, occupancy, and assignments, but it is looking for looking for an experienced housing operator who works in close coordination with campus entities to ensure a seamless operation.

Operations and maintenance must embrace modern technology and effectively support a high-quality residence life program. The conditions of the facilities must be consistent with or exceed other campus facilities. In addition, a long-term asset management plan must be developed and implemented for the entire housing portfolio.

It is expected that the University will establish an accountability and incentive structure with Key Performance Indicators (KPIs) to track the Partner's effectiveness in meeting operational goals and maintaining a high level of resident satisfaction, asset management, and operational efficiency.

Timeline

Western Kentucky University desires to move as quickly as possible to bring a Developer on board without compromising the success of this Project. WKU expects to issue a Phase 1 RFP, followed by developer work sessions and interviews, in summer 2025. WKU intends to select a partner in fall 2025 with the hope that Phase 1 Design work will commence before the end of the year.

# Section 5: Procedures and Processes

## Overview of the RFQ Process

The purpose of the RFQ is to identify interested parties that demonstrate the best qualifications, experience, and financial capacity necessary to assume the responsibilities of the Developer. Entities that are deemed the most qualified by the University in the RFQ process will be invited to participate in the RFP(s) process.

The University's evaluation of each RFQ submission will be based on the information provided, independent sources, and other information if requested.

Questions regarding this RFQ must be submitted through the UniMarket "Messages" tab for this solicitation (http://bit.ly/4dPo972) no later than **2:30PM CDT on June 17, 2025.** Responses to questions will be posted in addenda to this RFQ.

# Section 6: Submittal Requirements

This RFQ process will provide Western Kentucky University with an understanding of Developer experience, capabilities, and vision for the student housing system.

The Submittal of Qualifications is limited to 30 pages (8½"x11"), excluding a cover, dividers for each section and/or back. Western Kentucky University will require a digital submission via UniMarket (http://bit.ly/4dPo972) in addition to hard copies.

Please include the following information:

- Cover Letter
- Respondent Information
- Relevant Experience
- Project Approach
- References

A description of the submittal requirements is included below in further detail.

## Cover Letter

The cover letter must contain the following information:

- Statement of interest in the Project
- Name, address, telephone, e-mail, and website for the Respondent
- Identification of a single point of contact for this RFQ process

## Respondent Information

The Respondent is defined as the entity who will be designated to contract with the University and will be responsible for performance under any future contract related to the Project. Please indicate any key partners, if known. The full project team can be defined in the RFP phase.

Please provide the following information:

- Description of company (history, business operations, etc.)
- Resumes, roles, and workload of key personnel
- Experience nationwide with colleges / universities and / or university-affiliated entities
- Scale of assets owned, developed, and/or currently managing
- Financial information
    - Provide a preliminary overview of the type of financing and ownership structures you would consider utilizing for the Project given the preliminary financial objectives
    - Discuss your capability, strategy, and experience with raising capital (public placement debt, private placement debt, equity, other) in the current capital market and your typical partners for the associated capital
    - The number and size of past relevant transactions by deal type, and examples of specific experiences on past relevant transactions
- Description of Project Team: Provide a description of the Developer's chosen project team, including, but not limited to, an architect and general contractor whom the Developer proposes to use for the Project's design and construction.

Western Kentucky University reserves the right to inquire about ongoing litigation, bankruptcy, licensure, etc.

## Relevant Experience

Provide descriptions of up to four (4) relevant projects. For each project, please provide key information, including:

- Project name
- Location
- University/college name and contact information for primary person involved
- Project status
- Relevance to Western Kentucky University
- Size and notable components of renovated and / or new construction projects
- Description of the compensation structure, length of agreement and other notable terms and conditions that help to convey the overall partnership arrangement
- Description of management services provided by Respondent and services retained by the university/college

## Project Approach

Please respond to the following questions as they relate to the Project at Western Kentucky University.

1. Please provide a preliminary schedule for the partnership. WKU desires to move quickly and would like to understand the potential to deliver a 1st phase for the fall 2028 semester.
2. Discuss the possible financing & ownership structures that are available for this partnership and pros / cons with each.
3. Describe how the Developer would approach developing a capital improvement plan for the existing on-campus housing facilities.
4. Discuss your firm's experience in bundling P3 projects with other campus assets such as energy infrastructure.
5. Discuss any key lessons learned from your firm's experience on comparable projects.

## References

Please provide three references for university or college personnel with whom you have worked directly on current or prior housing projects and who would be willing to speak with the Development Advisor and/or Western Kentucky University regarding their working experience with you. Client name and direct contact phone or email should be included.

## Submittal Instructions

All respondents are required to submit one (1) electronic copy and five (5) hard-copy submissions.

**SUBMISSIONS MUST BE RECEIVED BEFORE: 2:30PM CDT, JULY 10, 2025**

- Electronic submissions must be received by the submission deadline via UniMarket (http://bit.ly/4dPo972).

- Hard-copy submissions must be post-marked by the submission deadline and should arrive no later than two (2) business days after the deadline.
    - Hard copy submissions should be mailed to:
      Marci Morehead
      Procurement Services - SSB
      Western Kentucky University
      1906 College Heights Blvd
      Bowling Green, KY 42101

Entities should not contact any officials of Western Kentucky University regarding this opportunity. Respondents are advised that unauthorized contacts with officials or related parties may result in elimination of an entity from this RFQ process.

## Section 7: Evaluation Criteria

The goal of this RFQ is to find qualified partners to submit on future invite-only procurement(s). Firms may be deemed viable lead partners and/or quality partners for teaming with other selected firms. We will evaluate firms based on the following criteria:

| Criteria | Points (out of 100) |
|---|---|
| **Team Overview**<br>• Ability to deliver facilities based on project staff availability / workload. | 20 |
| **Financial Capabilities:**<br>• Proven financial capacity and resources to develop large-scale, complex projects.<br>• Experience with innovative financing structures. | 20 |
| **Relevant Project Experience:**<br>• Demonstrated experience of successfully delivered public/private partnerships including various ownership and transaction structures<br>• Demonstrated experience with operating and co-managing on-campus residential facilities. | 50 |
| **Preliminary Approach:**<br>• Overall thoughtfulness of initial approach to addressing WKU's objectives and quality of the submission. | 10 |

## Section 8: Disclaimers

Any representations or statements made within this RFQ shall not be considered a contractual obligation by Brailsford & Dunlavey or WKU and the Developers shall not be entitled to rely upon them. WKU reserves the right to reject any and all submittals. The Developer shall be solely and totally responsible for all costs associated with responding to this RFQ and WKU accepts no responsibility with regard thereto. Submissions will become the property of WKU and will be subject to Open Records requests. The University requests that confidential information be marked appropriately.

WKU reserves the rights to administer this RFQ, including without limitation to:

- Reject any or all submittals at any time;
- Terminate evaluation of any or all submittals at any time;
- Suspend, discontinue and / or terminate discussions with any Developers at any time;
- Accept and review a nonconforming submittal;
- Request or obtain clarifications, revisions, or additional information from any source;
- Issue addenda to and / or cancel this RFQ;
- Issue a new request for statements of interest;
- Issue a new request for proposals;
- Decline to participate financially in a proposed project;
- Extend any deadline or time and waive or permit the correction of minor deficiencies or irregularities in submittal and minor or technical violations of this RFQ; and,
- Change the scope and range of services from what is defined in this RFQ at any time.

This RFQ does not commit WKU to enter into a contract. In no event shall the University be bound by, or liable for, any obligations with respect to a project until such time (if at all) as a Developer Agreement, in form and substance satisfactory to WKU, has been executed and properly authorized, and then only to the extent set forth therein.

Under no circumstances shall the University or Brailsford & Dunlavey be liable for, or reimburse, the costs incurred by Respondents, whether or not selected for negotiations, in developing submittals or in negotiating agreements. Brailsford & Dunlavey is an advisor and is not acting as a broker on behalf of WKU.

Each responding Developer, by submitting qualifications, thereby accepts all risk of adverse public notice, damages, financial loss, criticism, or embarrassment that may result from any disclosure or publication of any material or information required or requested by any of Brailsford & Dunlavey or WKU in connection with the submission of qualifications. In submitting responses, the Respondent expressly waives, on behalf of itself, its partners, joint venture members, officers, employees and agents, any claim against any of Brailsford & Dunlavey, or WKU, and their respective officers and employees, for any damages that may arise therefrom.

Any and all information Brailsford & Dunlavey or the University makes available to Developers and/or Real Estate Owners shall be as a convenience to the Developer and without representation or warranty of any kind.

# REQUEST FOR PROPOSALS (WKU-10432)

# WESTERN KENTUCKY UNIVERSITY
# IS SEEKING PROPOSALS

## For

# HOUSING PUBLIC PRIVATE PARTNERSHIP (P3)

AS PER THE SPECIFICATIONS LISTED HEREIN

PROPOSAL DUE DATE: SEPTEMBER 12, 2025

PROPOSAL DUE TIME: 2:30 PM Central Standard Time

ISSUED BY: WESTERN KENTUCKY UNIVERSITY

DEPARTMENT OF PURCHASING

**NOTE: WKU uses UniMarket as its eProcurement platform (http://bit.ly/4dPo972). Vendors MUST use the "Messages" tab in UniMarket to send all questions and correspondences to WKU Procurement Services. Bidders are not to contact any University department directly, in person, by telephone or by email concerning this RFP, except as designated in this document.**

The table below shows the intended schedule for this Request for Proposals ("RFP"). The University will make every effort to adhere to this schedule but reserves the right to adjust or delay this timeline, as necessary.

| Event | Expected Date |
|---|---|
| RFP Issued to Shortlisted Firms | July 21, 2025 |
| Deadline to Submit Written Questions for Responses Prior to Work Sessions | August 1, 2025 (2:30pm CST) |
| On-Campus Work Sessions and Tours | Week of August 13, 2025 |
| Deadline to Submit Written Questions | August 15, 2025 (2:30pm CST) |
| Deadline to Submit Proposals | September 12, 2025 (2:30pm CST) |
| Interviews | Week of September 22, 2025 |
| Selection | Week of September 29, 2025 |

# Table of Contents

# Section 1: Overview & Solicitation Process

## 1.1. INTRODUCTION

` Western Kentucky University ("WKU" or the "University") requests development teams (the "Developer" or the "Proposer") who have been invited to participate in the Request for Proposal ("RFP") process to prepare proposals that demonstrate their team's capabilities and approach to modernize WKU's on-campus housing inventory through a public-private partnership (the "Partnership").

Following selection, the Developer will engage in a collaborative process with the University to define one or more capital projects (the "Project") designed to support the University's mission and strategic goals. Following this process, the Developer would assume responsibility for further design, construction, and financing-related activities required to deliver the Project. Upon completion, the Developer would assume responsibility for ongoing operations and maintenance of the Project. In addition, upon Project completion or along an alternative timeline determined during the project definition process, the developer may assume responsibility for the operation and maintenance of all WKU's existing housing assets. WKU reserves the right to adjust the Project and scope of work at any point. This may include, but not be limited to, the addition of other components such as energy infrastructure, parking assets, or retail / dining.

Interested parties should not contact any University officials other than through the channels described herein. In addition to the formal Q&A process outlined in the RFP schedule, teams will have an opportunity to directly engage with University representatives to discuss initial ideas and solicit feedback during in-person developer workshops.

## 1.2. PROJECT DRIVERS

Western Kentucky University is focused on transforming the on-campus residential experience. Using recent challenges as a catalyst, the university is driven to reframe and accelerate their plans by working with a national P3 development partner. The following outline the key drivers for the University as they move forward with this P3 Project:

- *Changing Student Demographics*: The WKU student population has continued to evolve with substantial changes in socioeconomic profile. The university had a median student household income of $60,000 in 2020, which has now increased to $160,000. This has caused a shift in student expectations with more students desiring suite, hotel, and apartment-style housing with more private bathrooms. As a result, the university is focused on updating its predominantly older traditional-style inventory to meet modern student preferences. Additionally, in 2021, the university introduced the Border State Scholarship program, which provides in-state tuition to any student who lives in a state bordering Kentucky. Since the introduction of the scholarship, there has been a growing shift in non-resident enrollment of 15% over 4 years. For the first time in the university's history, one-third of the first-year class was from outside Kentucky in Fall 2024.

- *Housing as a Recruitment Tool*: In addition to shifting student population, the key drivers for recruitment of students have changed as well. Western Kentucky University has found that housing has been an important criterion for students choosing between WKU and its peer institutions. The University views improved housing quality as a key tool for competing in their market.

- *Integration of Academic and Residential Spaces*: The University, in Regents and Normal Hall, has found success integrating classroom space within its residential halls. It promotes communal spaces that support academic success and provides a gathering space for WKU's many living learning communities. It is important to the university that this integration continues as its residential spaces are reimagined.

- *Maintaining Access and Affordability*: The University desires to maintain its commitment to accessibility and affordability of tuition and a student's ability to live on campus. The ability for the housing system to allow areas on campus to remain affordable and accessible to all students is imperative to the projects' ability to fit within the university's mission.

- *Campus Improvements:* WKU has undertaken a series of strategic capital investments to improve the attractiveness of campus. Since 2017, the campus has completed $655M+ in campus improvement projects. Recent projects include The Commons at Helm Library, the Hilltopper Fieldhouse (opening fall 2025), and a new Gordon Ford College of Business (opening fall 2025). Future projects include the Cherry Hall revitalization and the Academic Complex which will be made possible by a $160 million appropriation from the Kentucky General Assembly, the largest capital project appropriation in WKU's history. The university desires for on-campus housing to undergo a transformation that matches the quality and updated condition of other campus facilities.

## 1.3. WORK SESSIONS AND FACILITY TOURS

### 1.3.1. ON-CAMPUS WORK SESSIONS

WKU will invite Proposers to participate in an on-campus work session prior to proposal submissions to allow for open dialogue between the proposer and the University administrators / stakeholders. During these work sessions, Proposers are encouraged to discuss their approaches to the Project and broader partnership with University representatives. The feedback should provide Proposers with greater clarity on the University's vision for the project, ultimately helping the quality of final proposals. The information discussed during these work sessions will not change the terms of this RFP unless an addendum noting such change(s) is issued to all shortlisted Proposers.

### 1.3.2. OPTIONAL HOUSING TOURS

As an additional opportunity, Proposers are invited to attend a tour of existing housing facilities in person. These tours will be scheduled in coordination with each team's on-campus work session. The intent of the tours is for the Proposers to see firsthand the conditions of the facilities and the individual spaces within them. Leaders from WKU's Division of Enrollment and Student Experience will lead the tours and be available to answer some questions about the building conditions. During the visit to campus, Proposers should not anticipate meeting with any other University stakeholders other than WKU representatives leading the tours, and the individuals participating in the work sessions.

## 1.4. RFP QUESTIONS AND SUBMISSION PROCESS

### 1.5.1. RFP QUESTIONS

WKU will issue responses to questions received through the UniMarket system on a rolling basis. WKU asks that all questions to be answered prior to the on-campus work sessions be submitted via the UniMarket system by 2:30pm CST on August 1, 2025. The final deadline for questions to be submitted via the via the UniMarket system is 2:30pm CST on August 15, 2025.

### 1.5.2. RFP SUBMISSION

RFP submissions are due at 2:30pm Central Standard Time on September 12th, 2025.

## 1.5. INTERVIEWS

Following proposal submissions, all Proposers will be required to present to the Project Committee. Interviews will likely occur in late September.

## 1.6. BEST AND FINAL OFFER PROCESS

Following on-campus interviews, WKU may request Best and Final Offers ("BAFOs") from one or more shortlisted Proposers. The BAFO process will allow Proposers to refine their approach, services, costs, or other aspects of their initial proposals. BAFO work sessions, in-person or via video or conference call, may or may not be conducted to assist in proposal refinement. Following receipt of all BAFO requests, WKU will engage in internal discussions to select a Developer with whom to enter contract negotiations.

If for any reason a Developer and the University cannot arrive at a mutual agreement that would result in the issuance of a contract, the University reserves the right to terminate negotiations, to reject the proposal, and to continue negotiations with other responsive Proposers that may lead to the issuance and award of a contract.

## 1.7. PROJECT COMMITTEE

The designated Project Committee ("PC") will be responsible for evaluating proposals and making final recommendations to the University regarding all contracts, scope of work, and other issues relating to the Project. Brailsford & Dunlavey ("B&D") is serving as WKU's development advisor to assist the Project Committee in proposal evaluation, negotiations, and other project matters.

# Section 2: Project Context

## 2.1. BACKGROUND

The university completed an initial Market and Financial Analysis of the Residence Halls in April 2025 to support the housing partnership initiative. The notable findings and additional context on current conditions are included below. As part of the university's on-going work with Brailsford & Dunlavey, a full updated demand analysis will be completed this fall.

### 2.1.1. ENROLLMENT

- WKU's enrollment has remained steady since a post-pandemic drop. In Fall 2024, full-time total enrollment was 13,478 students . First-time first-year enrollment has also been stable at 2,753 students in fall 2024 and within 50 students of that number each year since 2020.

### 2.1.2. OCCUPANCY

- In previous years, the university has maintained consistent occupancy across its overall housing inventory. On a per-building basis, students tend to prefer the newest residence halls, as is common on peer institution campuses. Additionally, the average occupancy rate last year was 87%, with the highest occupancy in the WKU Apartments and the lowest in the newly reopened McCormick Hall.
- WKU has a two-year live-on requirement with a 90% capture rate for first-time first years and academic year estimated capture rate for sophomores at 70% during Fall 2024. The university has a generous exemption policy for second-year students, dealing with credit hour completion rather than time spent on campus, that is reflected in the lower capture rate. The university has indicated that as the quality of on campus housing improves, they would be willing to tighten restrictions.
- The University continues to progress an institutional goal of increasing retention and graduation rates. Over the past 5 years the university has shown significant progress in advancing both of these goals. First- to second-year retention rates have grown from below 73% to over 78%, with a long-term goal of 80% by 2028. Graduation rates have shown improvements as well with the current six-year graduation rate at 57.9%, the highest level in WKU's history.
- With Normal and Regents expected to be offline till 2027 and Hilltopper Hall being demolished, the occupancy of the housing system is expected to surpass 97% to house the same number of Fall 2024 occupants. Therefore, additional housing and swing space is necessary to continue replacing other less desirable assets in the inventory. Additional information regarding the renovation of Normal and Regents is included in subsequent sections, and in the Attachments.

*Figure 2: Academic Year 2024 – 2025 Occupancy by Building*

| Residence Hall | Location | Bed Capacity | Fall 2024 | Spring 2025 | Academic Year Average | Average Occupancy % |
|---|---|---|---|---|---|---|
| Hilltopper Hall | The Valley | 0 (410) | 0 | 0 | 0 | N/A |
| McCormack Hall | The Valley | 362 | 313 | 282 | 298 | 82% |
| Rodes Harlin Hall | The Valley | 360 | 262 | 232 | 247 | 69% |
| Gilbert Hall | The Valley | 205 | 158 | 144 | 151 | 74% |
| Normal Hall | First-Year Village | 260 | 254 | 241 | 248 | 95% |
| Regents Hall | First-Year Village | 373 | 358 | 340 | 349 | 94% |
| Douglas Keen Hall | First-Year Village | 357 | 204 | 192 | 198 | 55% |
| Hugh Poland Hall | First-Year Village | 408 | 346 | 297 | 322 | 79% |
| Pearce Ford Tower | First-Year Village | 856 | 644 | 532 | 588 | 69% |
| Meredith Hall | First-Year Village | 182 | 166 | 152 | 159 | 87% |
| Zacharias Hall | First-Year Village | 206 | 190 | 173 | 182 | 88% |
| Minton Hall | Centennial Village | 397 | 362 | 346 | 354 | 89% |
| Bates Runner Hall | Centennial Village | 144 | 135 | 126 | 131 | 91% |
| McLean Hall | Centennial Village | 121 | 112 | 113 | 113 | 93% |
| Munday Hall | Centennial Village | 300 | 282 | 274 | 278 | 93% |
| Southwest Hall | Centennial Village | 306 | 288 | 271 | 280 | 91% |
| Kentucky Apartments | Apartments | 294 | 289 | 284 | 287 | 97% |
| | **Totals** | **5131** | **4363** | **3999** | **4181** | **81%** |

- Due to recent enrollment trends, the University has a surplus of housing on campus in comparison to the size of its student body. However, there is currently a lack of supply due to the temporary closure of Regents & Normal. As a result, the University plans to house students in the Hyatt Hotel adjacent to campus for the next three academic years.

### 2.1.3. FINANCIALS

- In 2025, Western Kentucky University's housing system generated approximately $30 million in gross revenue, which translates to about $3,030 per bed per semester across the entire system. At the same time, WKU and the Student Life Foundation reported a total of $16.8 million in system-wide expenses for the same year. This results in nearly $3,000 in net revenue per bed, indicating strong operating efficiency and solid financial performance. The system maintains a debt coverage ratio (DCR) above 1.20. Additionally, WKU's housing system holds approximately $26 million in reserves, further underscoring its financial stability and capacity to support capital improvements or transition planning as the university evaluates new housing delivery models, including potential partnerships with a private entity.
- WKU currently offers significantly lower housing rates than its peer institutions. The University is open to conversations discussing these rates, but as stated in project drivers, continues to prioritize the availability of accessible and affordable options on campus. See Figure 3 below for some peer comparisons of rates from this past academic year.

| Rental Rates (per semester, current academic year | Style | | | | |
|---|---|---|---|---|---|
| | Traditional | Suite | Apartment | Pod | Hotel |
| Western Kentucky University | $2,900 | $3,424 | $4,367 | $4,060 | $3,638 |
| University of Kentucky | | $6,198 | $6,248 | | |
| Murray State University | $3,744 | $4,245 | $4,500 | | |
| University of Louisville | $3,870 | $4,718 | $6,749 | | |

### 2.1.4. PROPOSED PHASING PLAN

Due to recent enrollment trends, the University has a surplus of housing on campus in comparison to the size of its student body with a total available bed count of 5,131, not including Hilltopper Hall, versus an average fall occupancy of approximately 4,400 for a net surplus of approximately 700 beds. However, the temporary closure of Regents and Normal will reduce available beds by 633. As a result, the University has entered into 3-year lease house students in the Hyatt Hotel adjacent to campus for the next three academic years which will allow swing space for building demolitions. Once Regents & Normal have been reopened, it is the intention for the Developer to take aging residence halls off-line and construct the Phase 1 Project. The other facilities contemplated for replacement are Douglas Keen Hall and Hugh Poland Hall. WKU desires for a minimum bed count to be maintained across the larger WKU campus during the implementation of the housing transformation and for the Developer to assist in coordinating temporary housing options as needed.

Figure 4 outlines the proposed phasing table to redevelop WKU's housing inventory over a six-year period, from Fall 2025 to Fall 2030. This plan includes a mix of renovations, demolitions, new construction, and phased offline transitions of lower quality inventory, particularly in The Valley and First-Year Village. As stated in the project drivers, these lower-quality buildings are replacement targets, identified as potential sites for the new construction phases.

- ***Fall 2025:*** This phasing plan starts with Regents and Normal Halls offline for renovation, current estimates have renovation slated for up to two years for both buildings. Hilltopper Hall will also be demolished. During the next 12 months, design will take place for the Phase 1 Project.
- ***Fall 2026*****:** Upon design completion in Summer 2026, construction will begin and Douglas Keen will be demolished. This will reduce on-campus housing capacity to 4,356 beds, slightly above Fall 2024 occupancy (4,363).
- ***Fall 2027:*** Once Regents and Normal come back online in Fall of 2027 Hugh Poland can also be taken offline for additional space. Additionally, the University will decide whether it will purchase the Hyatt, and a potential start to the design process of Phase 2 will commence.
- ***Fall 2028 & Fall 2029:*** With the expected completion of the first phase of beds, focus can turn towards the Valley. McCormack, Rodes Harlin, and Gilbert Hall will be taken offline. This will allow for construction to begin on a large-scale Phase 2 project of apartment/suite style housing across the three sites and the demolished Hilltopper Hall. Bed capacity will stabilize just above the target at 4,439 for both years.

- ***Fall 2030:*** Completion of Phase 2 will allow Minton and Pearce Ford Tower, the last targets for replacement, to come offline. This brings the final capacity of housing to 4,586 beds, right sizing the inventory to the preferential unit types of WKU students.
- Simultaneously, a core group of residence halls, mainly in Centennial Village and a few First-Year Village buildings, will be retained throughout the transition to ensure consistent affordable bed availability. This phasing strategy balances demolition and construction with operational continuity and reflects the university's effort to modernize housing while maintaining occupancy.

*Figure 4: Potential Phasing of Projects (Fall 2025 – Fall 2030)*

| Residence Hall | Location | Outcomes | Bed Capacity | Fall 2025 | Fall 2026 | Fall 2027 | Fall 2028 | Fall 2029 | Fall 2030 |
|---|---|---|---|---|---|---|---|---|---|
| | | | | Phase 1 | | | Phase 2 | | |
| Hilltopper Hall | The Valley | Demolished | 410 | Offline | Offline | Offline | Offline | Offline | Offline |
| McCormack Hall | The Valley | Demolished | 362 | Online | Online | Online | Offline | Offline | Offline |
| Rodes Harlin Hall | The Valley | Demolished | 360 | Online | Online | Online | Offline | Offline | Offline |
| Gilbert Hall | The Valley | Demolished | 205 | Online | Online | Online | Offline | Offline | Offline |
| Normal Hall | First-Year Village | Renovation | 260 | Offline | Offline | Online | Online | Online | Online |
| Regents Hall | First-Year Village | Renovation | 373 | Offline | Offline | Online | Online | Online | Online |
| Douglas Keen Hall | First-Year Village | Demolished | 357 | Online | Offline | Offline | Offline | Offline | Offline |
| Hugh Poland Hall | First-Year Village | Demolished | 408 | Online | Online | Offline | Offline | Offline | Offline |
| Pearce Ford Tower | First-Year Village | Demolished | 856 | Online | Online | Online | Online | Online | Offline |
| Meredith Hall | First-Year Village | Keep | 182 | Online | Online | Online | Online | Online | Online |
| Zacharias Hall | First-Year Village | Keep | 206 | Online | Online | Online | Online | Online | Online |
| Minton Hall | Centennial Village | Demolished | 397 | Online | Online | Online | Online | Online | Offline |
| Bates Runner Hall | Centennial Village | Keep | 144 | Online | Online | Online | Online | Online | Online |
| McLean Hall | Centennial Village | Keep | 121 | Online | Online | Online | Online | Online | Online |
| Munday Hall | Centennial Village | Keep | 300 | Online | Online | Online | Online | Online | Online |
| Southwest Hall | Centennial Village | Keep | 306 | Online | Online | Online | Online | Online | Online |
| Kentucky Apts. | Apartments | Keep | 294 | Online | Online | Online | Online | Online | Online |
| Hyatt Lease | Other | TBD | 215 | Online | Online | Online | Offline | Offline | Offline |
| New Project 1 | First-Year Village | To Build | 1000 | Offline | Offline | Offline | Online | Online | Online |
| New Project 2 | The Valley | To Build | 1400 | Offline | Offline | Offline | Offline | Offline | Online |
| **Total Beds Online** | | | | **4713** | **4356** | **4581** | **4439** | **4439** | **4586** |

### 2.1.5. STUDENT LIFE FOUNDATION

- As previously stated in the RFQ, WKU's on-campus housing inventory is owned by the Student Life Foundation (SLF). Since its inception, the SLF has facilitated the purchase, recapitalization, development, and renovation of student residential facilities and currently maintains ownership of WKU's housing assets.
- There are ongoing conversations between WKU and the SLF regarding the future structure for ownership and operation of existing and new housing facilities on the WKU campus and development of a transition plan for assets currently owned by the SLF. It is anticipated that the Developer will help WKU & the SLF evaluate all ownership options and legal implications of the new structure moving forward. An Attachment includes additional information regarding the current financial performance of the SLF.

- Western Kentucky University's Student Life Foundation, Inc. is a legally independent 501(c)(3) nonprofit established in 1999 to bolster, renovate, and manage student residential facilities for WKU. Guided by its own board, whose membership overlaps with the WKU Foundation, but functions as a component unit of the university. The foundation is structured to acquire, recapitalize, construct, and operate housing. It previously has overseen financing, renovation, and capital improvements, funded through student housing rental revenue, and handles upkeep, contracts, and compliance with university standards. In partnership with the university, which manages billing, staffing, contractual services, security, insurance, and policy enforcement under the foundation's oversight, the foundation ensures a high-quality living–learning environment that supports student success. The future role of the SLF is likely to change as a result of this partnership.

## 2.2. EXISTING BUILDING CONDITIONS

In May 2025, the University announced the permanent closure of Hilltopper Hall (410 beds), and the temporary closure of Regents Hall and Normal Hall (373 and 260 beds, respectively), following an independent engineering assessment of current building conditions which found substantial safety and quality concerns related to their construction. Additional information regarding the existing conditions of Regents & Normal are included in the Attachments with the RFP.

The SLF has contracted with a design team for the repair and renovation of Regents Hall and Normal Hall. The anticipated cost of repairs is $25M-$30M for Regents Hall, and $20M-$25M for Normal Hall. Both buildings are expected to remain offline until Fall 2027. For the purposes of the RFP, Developers should account for the Regents and Normal plans but should not include the renovations in their scope of work.

Additionally, the SLF is in the process of soliciting bids for the disassembly and demolition of Hilltopper Hall, with the expectation that disassembly will begin shortly after 2026 commencement. The SLF plans to minimize waste and allow for efficient demolition by conducting an architectural salvage process prior to demolition. The University anticipates a cost of $2.1M for the demolition of Hilltopper Hall. Developers are not expected to finance these demolition costs.

Flooring and other finishes are currently being refreshed in Minton Hall, Rodes Hall, Zacharias Hall, and Meredith Hall. Following the finish upgrades, furniture from Regents & Normal will be relocated to Minton Hall and Rodes Hall. Zacharias Hall and Meredith Hall will also receive new furniture packages. All furniture that has been relocated from Regents and Normal will remain in its new location. Regents and Normal will receive new furniture following their renovations. The refresh of Minton Hall, Rodes Hall, Zacharias Hall, and Meredith Hall will be completed in August 2025.

In addition to the critical conditions of Regents, Normal, and Hilltopper Hall, the SLF has identified significant masonry damage on the exterior of Hugh Poland Hall. At this time, the identified damage is limited to building envelope components, including face brick and masonry window sills, due to inadequate design for material expansion over time. The SLF is not aware of any structural damage resulting from these conditions. Fencing has been erected to protect pedestrians from falling debris until repairs are completed.

### 2.3. ADDITIONAL INFORMATION

Several documents and data files that may be useful to qualified Proposers are included in Attachments with the RFP. The files consist of the following information:

- 2025 Facility Conditions Assessments
- 2025 Regents & Normal Assessments – Combined Reports (May 2025)
- Student Life Foundation, Inc. 5-Year Proforma (as of FY 2025)
- Site Survey and Geotechnical Reports of Hugh Poland, Douglas Keen Area

# Section 3: Scope of Services

### 3.1. DEVELOPER RESPONSIBILITIES

Following selection, the University intends for the awarded Developer to enter into a predevelopment agreement with the University to cover the scope of work described in Section 3.1.1. Phase 1 Project Predevelopment. The University intends to enter into subsequent agreements with the Developer to cover the scope of work described in Section 3.1.2. Phase 1 Project Construction and Section 3.1.3 Overall Housing Program.

#### 3.1.1. PHASE 1 PROJECT PREDEVELOPMENT

- Contracting with and supervising the design, engineering, and other professional services necessary for planning, engineering, feasibility studies, design, and financing plan;
- Determining the phasing and scope of demolition work, in alignment with the University's targeted goals and Phase 1 Project feasibility.
- Providing ongoing evaluation related to site constraints, development budget and project schedule milestones related to the design and construction phases of the Phase 1 Project, as further described in Section 3.4;
- Conducting site investigations, testing, and surveys to inform Phase 1 Project design and constructability;
- Furnishing drawings, documents, reports, surveys, renderings, exhibits, models, prints, photographs and other materials, as required, in connection with the Phase 1 Project;
- Submitting periodic updates to the design plans and specifications, the development budget, the project schedule, financial pro-forma model(s), and any other information to the University for its review, evaluation and approval;
- Performing ongoing construction cost estimating throughout the period of the predevelopment agreement stage, based on and inclusive of any changes in the design agreed upon by the University, and submitting a final development budget to the University for the University's approval;
- Identifying all permits and approvals necessary for completion of the Phase 1 Project, and providing the University a schedule setting forth the anticipated timing for obtaining all approvals necessary to construct the Phase 1 Project; and
- Determining roles, responsibilities, and expectations for management of asset(s).

#### 3.1.2. PHASE 1 PROJECT CONSTRUCTION

- Contracting, coordinating, and supervising demolition and site preparation as required for successful completion of the Phase 1 Project.
- Contracting, coordinating, and supervising the implementation of the Phase 1 Project, including all relevant permitting and approvals, construction activities, building commissioning, and close-out activities.
- Furnishing all documentation requested by the University throughout the duration of construction-related activity, as agreed upon in a future development agreement.

#### 3.1.3. OVERALL HOUSING PROGRAM

- Providing ongoing evaluation related to the Housing Program. This evaluation will include but not be limited to ongoing analysis of student market demand, site constraints, development budget, economic conditions, and schedule milestones related to the design and construction phases of the overall Housing Program; and
- Master planning services to evaluate, among other items, optimal phasing, development locations, scale, scope, and programmatic elements of future housing and non-housing projects.

New housing is expected to be planned under the predevelopment agreement and delivered in a multi-phase approach through one or more development agreements over several years and result in a transformational student experience. The University desires the selected Developer to play an instrumental role in helping determine the timing, location, scale, and composition of the Housing Program.

For the purposes of evaluation pursuant to this RFP only, the University has provided detail on an anticipated Phase 1 Project with the targeted delivery of opening for the fall 2028 semester. The description of the Phase 1 Project in this RFP is for the purposes of evaluating Developers only and is not intended to limit the predevelopment agreement scope of work and the definition of the Phase 1 Project under the predevelopment agreement and any subsequent development agreement(s).

### 3.2. PARTNERSHIP GOALS

The following goals outline the University's desired outcomes for this long-term housing partnership. Proposers should consider how their proposed response addresses these goals both during the Phase 1 Project and over the life of this multi-year relationship for the housing system.

- Programmatic:
  - Residence halls should offer more than just a place to sleep and provide fully integrated living-learning experiences.
  - First-year housing buildings should include intentional academic, co-curricular, and support resources that encourage engagement and interaction and are supported by a range of programming spaces.
  - Student safety and well-being are critical.

- Design & Construction:
    - Buildings should be designed and constructed to a quality that reflects positively on the institution, serves as a recruitment tool, and be a differentiator over peer institutions. New development should seamlessly integrate with the campus environment, enhancing the connection between the project sites and the rest of campus.
    - The University desires to meet the Commonwealth of Kentucky's High Performance Building Standard and achieve a minimum rating of LEED Silver for any building project with a budget of $25 million or more.
    - Projects should utilize best practices in sustainable landscape management, including water conservation and storm water management, and reflect the University's commitment to be a Certified Wildlife Habitat.
- Financial:
    - WKU desires a Developer that is well-versed in different financing structures and will collaboratively evaluate all options to determine the optimal solution for the Project.
    - Financial accessibility will be a primary consideration for any housing developments.
    - WKU is open to utilization of university-supported credit enhancement. However, to the extent possible, new housing projects should not negatively impact the University's debt capacity or credit rating.
    - Long-term facility conditions and quality are very important to the University. The University desires a solution that places an emphasis on facility reinvestment and long-term asset management with flexibility to adjust over time. The facilities will be maintained at a best-in-class, Class A standard throughout the term of the ground lease or other agreement with the University.
    - The University expects to participate in on-going financial returns of new housing projects to the extent that it does not unreasonably compromise project feasibility and the ability to satisfy the above goals. This may occur through a ground lease, revenue sharing agreement or other agreement proposed by the Developer and acceptable to the University.
    - New housing development will prioritize efficient use of space and revenue-generating square footage, while being strategic about the use of outside-the-unit community spaces and their financial impact on student affordability.

## 3.3. PHASE 1 PROJECT GUIDELINES

The building program for the Phase 1 Project should include a minimum of 1,000 beds (Note: this is a minimum, not a strict limit; developers may propose additional beds if appropriate) and is expected to house primarily first-year students. The University encourages Proposers to offer solutions that maximize economic viability, optimize the development site, and support long-term implementation of the housing program. For purposes of the evaluation pursuant to this RFP, the University is providing the following guidelines as a starting point. The University, however, is interested in innovative programmatic solutions that maximize efficiencies, meet student expectations, and encourage spontaneous socialization opportunities among residents.

**General Residential Requirements are as follows:**

- The University anticipates semi-suite units provided in a double-occupancy arrangement. However, WKU is interested in Proposer input regarding unit types, to the extent that the alternative concept(s) provides a benefit to the Project. Unit arrangements should prioritize bathrooms attached to units, promote efficiency, and contribute to a positive student experience.
- Beds should be arranged in resident advisor ("RA") communities of between 30-35 residents.
- Semi-suite units should consist of one (1) or two (2) bedrooms with one (1) or two (2) beds each with an adjoining bathroom.
- All units will be fully furnished by the Developer. Furnishings for residential units in the Phase 1 Project will be high-quality, and consistent with residential furnishings elsewhere on campus.
    - Each unit will have:
        - One (1) twin XL-sized bed per resident
        - One (1) desk per bed
        - One (1) chair per desk
        - One (1) set of three drawers per bed
        - One (1) wardrobe/closet per resident
        - One (1) hanging side table per bed
        - One (1) bed rail per bed
    - Photos of typical resdential furnishings can be found at the following link:
        - https://www.wku.edu/housing/halls/regents.php
- Please note that the selected Developer will work with University student life representatives to determine appropriate community layouts that align with programmatic goals.

**Residential Amenity and Support Spaces**

The University expects the initial housing project to have appropriate community spaces on both the ground and resident levels typical for a project of this type, scale, and price point. However, the University desires creativity to address the outside-the-unit spaces given the goal of offering a transformational student experience within an integrated living-learning environment. Current University housing offerings, particularly Regents and Normal Halls, were used as inspiration to inform initial program and design concepts. Classroom and lounge spaces should be designed to support learning-living community programming.

At a minimum, the University expects the following within the Phase 1 Project:

- At least one (1) Classroom/Multi-purpose Room for every 500 student residents
    - Approximately 1,000 sf – 1,600 sf each
    - Includes moveable tables and chairs with lecterns and screens

    - Rooms should sized to accommodate LLC course sections that range from 12 to 50 students. The project should include a minimum of two classrooms accommodating 50 students each, for redundancy in the event one classroom is temporarily offline.
- One (1) Academic Office for every 250 student residents
    - Approximately 150 sf each
    - Intended to serve LLC Fellows
- Three (3) Housing and Res Life Offices at approximately 150sf each
- One (1) Study Room for every 250 student residents
    - Approximately 150sf-200sf each
- Two (2) Staff Apartments at approximately 1,200 sf each
- One (1) programming storage space on the ground floor
    - Approximately 150-200sf each
- 750sf of Ground Floor Lobby / Commons Space for every 250 student residents. This space may be dispersed throughout the project, but should include the following:
    - One (1) 24-hour desk location within each building. This will serve as a single point of entry for the building.
    - Desk should face the entrance of the building and serve as a welcome desk, a service desk for keys and information, and a security access point. All entrance points should be visible from this desk, and all students will have to swipe at the exterior door and at the front desk.
    - Desk must accommodate a minimum of two (2) staff members at the front counter space. Staffing needs shall be coordinated with the University during the course of design, but the front desk must be staffed 24/7 while the building is occupied. Guests must be checked in at the front desk and escorted by a residential student.
- Each floor should have at least one shared kitchen and “pod lounge” space that encourages students to interact organically with their peers and facilitates LLC programming. The lounge space will be furnished with institutional quality furniture. Each lounge space should be sized to accommodate the simultaneous assembly of all residents within the lounge’s service area.
- The ground floor program should include a residential dining facility, including a quick-service dining option (ex. coffee / grab and go breakfast), accommodating a minimum 100-130 students. The selected Developer will be asked to help refine the dining program in the Phase 1 Project and beyond.
- Developers are encouraged to include additional ground floor programming space to be coordinated with the needs of university stakeholders at a later date. The University will be conducting an analysis of additional programmatic needs during the fall semester, which will inform the use of additional unassigned space.

## 3.4. RENTAL RATES

The University places a high value on student affordability but recognizes that a newer housing product can justify increased rates that are more in-line with peer institutions. Current Western Kentucky University rental rates are available through the following links:

- Residence Hall Rates:

  https://www.wku.edu/housing/halls/rates.php

- Apartment Rates:

  https://www.wku.edu/housing/apartments/rates.php

Proposers are encouraged to consider alternative rental rate structures that may be justified based on the current market, peer institutions, and the level of capital investment that may be completed.

## 3.5. SITE AND DESIGN STANDARDS

### 3.5.1. PROJECT SITE

The University anticipates the Phase 1 Project will be located within the current First Year Village neighborhood. The First Year Village ("Subject Site") is bound by University Drive to the southwest, Normal Street to the southeast, Regents Avenue and the Preston Health & Activities Center to the northeast, and Avenue of Champions to the northwest. The First Year Village is composed of seven (7) first-year residence halls (Regents Hall, Normal Hall, Zacharias Hall, Meredith Hall, Pearce Ford Tower, Hugh Poland Hall, and Douglas Keen Hall), and one dining facility. Surface parking lots on the site primarily serve the residents of the First Year Village and service access to Preston Health and Activities Center.

As indicated in the Proposed Phasing Plan, the University anticipates targeted demolition of Douglas Keen Hall and/or Hugh Poland Hall to allow construction of the Phase 1 Project. The new development may also extend into the current surface parking footprint adjacent to the Preston Health & Activities Center (see Figure 2).

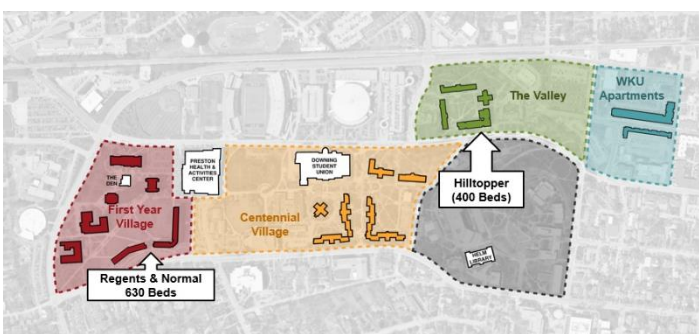



*Figure 1: WKU Campus Neighborhoods*

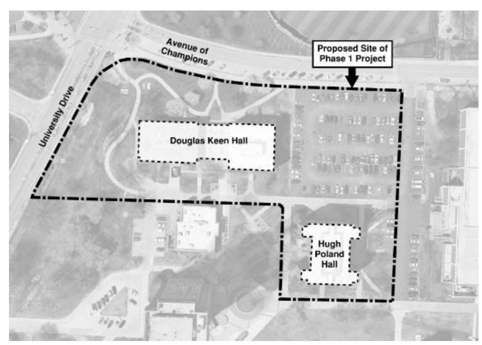



*Figure 2: Proposed First Year Village Project Site*

### 3.5.2. PHASE 1 PROJECT DESIGN GUIDELINES

The University recognizes these projects will be privately developed, financed, and owned. The Western Kentucky University Department of Planning, Design, and Construction (PDC) has established design requirements that are generally applicable to projects constructed on land owned by the University. The University anticipates a dialogue with the selected Developer regarding the implementation of these standards, and any deviations from provided standards will be subject to university approval.

For the purposes of this RFP, Proposers should use the following criteria baseline design requirements, in accordance with university preferences:

- Steel (preferred) or reinforced concrete structural frame
- Masonry or other durable exterior cladding
- Low-maintenance interior finishes
- Long-lifespan MEP systems with replaceable components
    - Copper feeders for low-voltage conductors, concrete-encased duct banks, copper bus switchboards and panelboards
    - Isolation valves for each restroom, dedicated 120F and 140F hot water loops
    - Floor-mounted manual flush valve water closets, manual max-flow faucets at all lavs, no integrated soap dispensers or hand dryers, countertop lavs in residences
    - Include backup trench drain in suite restrooms
- Integration of a Building Automation System
    - May be tied to campus network or stand-alone system
    - Allow local override of thermostats in student rooms, within a +/- 5 degree range
- Energy-efficient glazing (Double-pane with Low-E preferred)
- Minimum of 2 elevators per building, with additional elevators dictated by building occupancy

Proposers may propose alternative solutions that meet or exceed the performance of the systems outlined above.

Previous documentation has prescribed a height of six floors for residential buildings within the First Year Village. Proposers may use this height as a general starting point. However, the University is open to a range of solutions regarding optimal massing of the Phase 1 Project, taking factors such as site capacity and recruitment potential into account.

## 3.6. SITE UTILITIES AND INFRASTRUCTURE

The selected Developer will be responsible for delivering the capacity for all utilities and telecommunications / data required to adequately service the Phase 1 Project. For the purposes of the RFP, Proposers should assume connections will be to university utilities which will be brought to the site.

Proposers are provided the location of nearby University infrastructure lines and connections for the subject site within diligence documents in the Attachments. As part of the predevelopment agreement scope of work, the selected Developer will collaborate with the University to evaluate the cost and benefits of utilizing campus utility services or alternative utility services to determine the most advantageous solution for all parties.

Currently, the University utilizes a mix of standalone and centralized heating and cooling infrastructure. The centralized cooling infrastructure is known as the Chilled Water Plant and is owned and operated by the SLF. This Chilled Water Plant currently comprises four chillers, with three online and one operating as backup, as well as two main transmission loops on campus. The Chilled Water Plant is currently operating at full capacity. This capacity may change as buildings are demolished, renovated, or removed from the chilled water distribution system. Heat is provided from the centralized Heat Plant, which is managed by WKU and typically operates for approximately four months each year during the heating season. However, hot water remains critical year-round for building systems, particularly for dehumidification of makeup air units, which is essential to maintaining indoor air quality and comfort throughout the campus.

All SLF facilities located on WKU's main campus, including the apartment complexes on Kentucky Street are connected to the University's 12,470-volt electrical distribution line.

## 3.7. IT & SECURITY

Maintaining student safety and access to appropriate technology must be a priority through the design of new housing. As part of the predevelopment agreement scope of work, the selected Developer will work closely with the University's Information Technology ("IT") and security teams to develop consistent and compliant IT and security approaches and designs. At a minimum, for costing purposes:

- Camera coverage must be provided on all exterior doors and entry points to the building, as well as throughout the building (front desks, entrance/exit, elevators, lounge spaces, kitchens, laundry rooms, etc.)
- Access to the building must be controlled at all entry points and shall require students to use their Student ID card. The University's IT team will remain responsible for electronic access at main building entrances.
- The University is open to various approaches to providing Internet access through a mix of wireless access points and ethernet ports.

The WKU Police Department will remain responsible for keying of individual rooms, and will provide safety and security services for all future on-campus housing buildings.

## 3.8. PARKING REQUIREMENTS

The current campus Master Plan calls for the removal of the Poland Lot and adjacent on-street parking on the Avenue of Champions. This project will not be responsible for replacing the lost parking inventory. Parking adjacent to the building should accommodate disability, service vehicle, limited staff and short-term parking to facilitate building operations and needed loading/unloading space. A dedicated turn-out should be located adjacent to the building entrance to accommodate student drop-off and move-in.

In addition, emergency services and food service delivery access should be accommodated to the full First Year Village development. The Poland Lot is the current access point for the "The Den", an Aramark food service operation adjacent to Keen Hall.

For future planning purposes, currently 80% of campus residents are bringing vehicles to campus.

## 3.9. DESIGN REVIEW PROCESS AND KEY MILESTONES

WKU will perform a review of proposed buildings and site design by the selected Developer. The review will include submissions for compliance with applicable portions of the University's Design Standards. The review is a requirement that is intended for the benefit of the University, but this review does not eliminate or reduce the selected Developer's responsibility to review the documents for compliance with all applicable laws, rules, and requirements. The review will include, but is not limited to, items such as the following:

- Site
- Architectural Design
- Interiors
- Mechanical
- Electrical/Telecom
- Environmental Health and Safety
- Utility Infrastructure
- Sustainability

Below is a list of the phases that will require review. Each design review takes an estimated 10 business days from when the package is submitted by the Developer for review to when the Developer can expect comments back from the University. Please note that the selected Developer may not proceed to a subsequent phase without written approval from WKU of the prior phase.

- Programming & Concept Design
- Schematic Design ("SD")
- Design Development ("DD")
- Construction Documents ("CD")

In addition to reviews at the end of each phase, the University shall be entitled to conduct intermediate progress reviews at 50% SD, 50% DD, 50% CD, and 90% CD. The purpose of the 100% CD review is to ensure that all 90% CD comments are satisfactorily addressed in final construction-issue documents. Written review comments will be returned to the selected Developer for each review effort. The selected Developer and the University will agree, as part of the predevelopment agreement scope of work, to a schedule of submission due dates and designated review periods based on selected Developer's proposed schedule and the University's schedule expectations.

## 3.10. OPERATIONS AND MAINTENANCE

The University and SLF anticipate shared operational responsibilities with the selected Developer as outlined below. However, the University remains flexible and open to ideas from Proposers regarding optimization of the housing system.

Assignments, Billings, Marketing, and Programming

The University anticipates retaining the responsibility for room assignments, billings, marketing, and residential life programming for all residential components. WKU staff will work collaboratively with the selected Developer in assuming these responsibilities and will be reimbursed annually as will be determined as part of the predevelopment agreement scope work.

Asset Management

Asset management services for the Phase I Project will be the responsibility of the selected Developer at its own expense. Asset management encompasses all responsibilities that are associated with the expected continuous reinvestment in the Phase 1 Project through capital expenditures.

To support the asset management needs of the Phase 1 Project, the selected Developer will be responsible, at its own expense, for all maintenance, routine replacement of fixtures and equipment, and any repairs required. It is anticipated that the selected Developer will be required to fund a replacement and repair reserve to be placed in escrow in an amount in accordance with a budget that is approved annually by the University to provide assurance for the costs of these items. The Developer will also be required to maintain insurance coverage that is standard to this type of arrangement and scope.

Existing Asset Management

As part of the Partnership, the University desires to address deferred maintenance through capital investments across the housing portfolio. Based on the property conditions assessment that was completed in 2024, the housing assets require approximately $40M in capital expenditure over the next 20 years. In the most recent master plan, multiple buildings were slated for demolition. Proposers should anticipate appropriate levels of investment to maintain a state of good repair in the housing assets under its control.

Additionally, the University is interested in a capital plan that includes strategic renovations to certain residence halls that can have a larger impact on quality and desirability of the buildings and in effect help to enhance the student experience. Proposers are invited to provide initial perspectives on potential strategic renovations in addition to the Phase 1 Project.

Custodial / Service Contracts and Facility Maintenance

It is imperative that new housing projects provide a consistent and seamless on-campus living experience at the University regardless of the ownership and operating arrangement. It is critical that the level of custodial services, oversight of service contracts, and facility maintenance is high quality to deliver this consistent brand. The selected Developer will be required to maintain this level of quality services. Western Kentucky University will work closely with the Developer to establish joint standards for operations and maintenance (including key performance indicators) for all housing on campus but for the purposes of the RFP response assume APPA Level 2.

As part of the predevelopment agreement scope of work, the selected Developer shall be expected to negotiate terms with the University and the SLF for the development agreement or ancillary agreements that will meet or exceed these standards and that will penalize the selected Developer whenever said standards are not met. For the purposes of evaluation pursuant to this RFP, Proposers should assume services for the Phase 1 Project and all other on-campus student housing are to be delivered by the selected Developer. It is anticipated there will be an operations and management agreement negotiated separately at a later date.

Information Technology Services

It is imperative that all IT services for new housing buildings are seamlessly integrated into the University's operating system. For the purposes of evaluation pursuant to this RFP, Proposers should assume that they will provide the delivery of management and services to IT for the Phase 1 Project. As part of the predevelopment agreement scope of work, the selected Developer will work with the University to determine the optimal solution for management of IT for future housing projects.

# Section 4: Proposal Requirements

The following constitutes the response requirements requested from Developer. Submission materials must include all relevant information as requested below. The University may follow up directly to request additional information required to inform its assumptions and decision-making process, at any time. Vendors should limit their proposals to 60 pages. Resumes of key personnel should be appended to the end of your response. Resumes of key personnel along with the cover letter, table of contents, front and back covers, and blank section/numerical dividers, etc. will not be counted in the 60-page limit.

- Cover Letter
- Table of Contents
- Executive Summary
- Tab 1: Project Team Composition
- Tab 2: Approach to the Phase 1 Project
- Tab 3: Long-Term Partnership Approach

A description of the detailed information required for each section is included below. RFP responses must follow the order described above to facilitate efficient evaluation of the responses.

## 4.1. PROJECT TEAM COMPOSITION

Developers should provide a description of their chosen project team, including, but not limited to, architects, engineers, general contractor, financial partner(s), operator, and any law firms who will provide legal services. Please clearly identify any partners or other entities who will provide funding, like kind or other services to the Developer and who will gain any ownership or beneficial interest in or revenue from the Phase 1 Project and/or overall Housing Program.

The description should include an explanation of the team selected, a brief overview of each firm, the firm's relevant experience, and the roles of the firm's key personnel. The University would like to clearly understand each project team members anticipated participation during the Project. Please clearly identify past / current experience of various firms successfully delivering comparable projects together and relevant experience that individual team members possess related to first-year housing development, multi-phase projects, and structuring of innovative partnership arrangements.

Please detail any ongoing litigation involving any team members.

The selected Developer commits to maintaining key personnel identified in its proposal during the predevelopment phase, unless the Developer receives written approval from the University.

Additionally, the University may request consideration of alternative project team members during the negotiation of the predevelopment agreement.

## 4.2. APPROACH TO THE PHASE 1 PROJECT

The University desires initial concepts for the Phase 1 Project from Proposers that demonstrate adherence to the Partnership Goals and innovative solutions to improve the Phase 1 Project feasibility. The University is interested in Proposers approach to balancing priorities and providing ideas that support a successful Phase 1 Project and long-term transformation of the housing program.

Proposers will be evaluated on their ability to demonstrate their process and methodology for evaluating Phase 1 Project feasibility and how they plan to work collaboratively with the University during the predevelopment phase.

### 4.2.1. INITIAL CONCEPT

Proposers shall illustrate their preliminary design concepts for the Phase 1 Project in the following manner as part of the proposal.

- Narrative description of broad architectural concepts
- Site plan that communicates site circulation and preliminary landscape concepts
- Building elevations that communicate scale and materiality
- Ground Floor plan
- Typical Upper Floor plan
- Unit Plans
- Building program summary identifying the unit counts and square footage per space
- Narrative description of structural methodology and key mechanical, electrical, and plumbing systems that the Proposer would employ for the Phase 1 Project.

### 4.2.2. BUDGET

Provide a detailed project budget in the form of Attachment A. Proposals should include construction cost information by CSI division.

### 4.2.3. SCHEDULE

Provide a schedule for the delivery of the Phase 1 Project that illustrates high-level development tasks (i.e. schematic design, design development, construction documents, GMP, financial close, construction, and opening) and milestones necessary for an on-time delivery including any potential early release packages.

Additionally, Proposers should provide a narrative discussing their team's approach to maintaining a timely completion of the Phase 1 Project of opening for the fall 2028 semester, identifying any anticipated risks in meeting the targeted schedule and mitigation strategies to avoid those risks.

#### 4.2.4. PHASE 1 PROJECT PROFORMA

Proposers must include a proforma that depicts the financial paradigm of each proposed structure for the Phase 1 Project.

The project proforma must include the following information:

- All revenue and expenses, including a detailed breakdown of operating and maintenance expenses and net operating income
- Proposed room-type mix and anticipated rental rates
- Management fees and identification of how this is calculated
- Annual cash flow after debt service
- Revenue sharing splits (Developer and University)
- Disclosure of growth / inflation assumptions
- Equity and/or Debt terms, including return requirements
- Replacement and reserves on a per bed basis
- Project's sources and uses
- Design and construction costs, financing and scheduling assumptions and all other identifiable project costs
- Proposed capital stack
- Cost of capital assumption
- Project compensation to the University

Proposers shall submit a detailed description of its approach to Project maintenance, operations, and asset management, noting WKU's objective to provide a seamless student experience and to maintain control of residential life programming. For purposes of this response, Proposers should assume the University retains the responsibility for room assignments, billings, marketing, and residential life programming for all residential components contained within the Phase 1 Project. The University desires the option to adjust this relationship in the future.

Proposers must fill out the Project Assumptions Worksheet (Attachment A) with the requested information. Except as otherwise provided in this RFP, Proposer's Project Assumption Worksheet, budget, and proforma will be evaluated for its demonstration of Proposer's process, methodology and approach to the Phase 1 Project.

Please provide your teams anticipated predevelopment expenditures to get to financial close. Also outline your initial approach to reimbursement and risk share during the predevelopment phase.

#### 4.2.5 OVERALL HOUSING SYSTEM PROFORMA

Proposers must include a summary proforma that depicts the comprehensive performance of the overall housing system accounting for Phase 1 Project assumptions, the proposed phasing plan (2.1.4), and current housing system financials (Attachment). WKU is interested in Developers feedback on opportunities to deliver a feasible solution for a comprehensive, system-wide approach to financing these housing improvements.

#### 4.2.6 PROJECT SCHEDULE

Provide a detailed schedule that identifies key milestones of the partnership including execution of legal agreements, financial close, the management transition, and the potential timing of the deferred maintenance projects/capital improvements.

### 4.3. LONG-TERM PARTNERSHIP APPROACH

The University is interested in potential Developers long-term approach to this partnership and thoughtful considerations as to how best implement the housing improvements. Please discuss:

- How your team is best equipped to be a long-term partner for the University in optimizing the student housing system. What strategies have you utilized on other campuses?
- What innovative solutions would you offer to provide a seamless transformation of the housing system from both a development and operations standpoint?
- What are the pros & cons of various financing and ownership structures to support implementation of this housing transformation? Discuss your team's approach to collaboratively evaluating options during the predevelopment phase.

# Section 5: Proposal Review and Evaluation

The purpose of this RFP is to allow Proposers to provide a detailed proposal in a format that allows the University to facilitate a fair evaluation of each submission. The University's evaluation of each participant will be based upon the information provided in their proposals, additional information requested by the University, formal negotiations, and information obtained from references and independent sources.

The Project Committee will evaluate proposals according to the following evaluation criteria. Proposers are responsible for reviewing the criteria below and providing appropriate and sufficient information with the proposal to enable the Selection Committee to assess the proposal.

WKU desires to engage with a Developer who, in WKU's sole discretion, demonstrates the ability to serve as a high-quality partner to the University, advances WKU's strategic priorities, and provides an approach that is competitive in the marketplace and well-received. The key evaluation criteria shall include the following (listed in no particular order):

## 5.1. EVALUATION CRITERIA

Proposals shall be evaluated by the Project Committee using the following criteria and scoring weights, out of a 100 point scale:

- Project Team Composition (20 points)
  - Experience of team members in executing similar projects with a particular focus on first-year housing developments, multi-phase projects, and operations and maintenance of on-campus housing communities.
- Approach to the Phase 1 Project (40 points)
  - Approach to evaluation of the Phase 1 Project feasibility
  - Innovative solutions to improve Phase 1 Project feasibility
  - Developer / team member fees
  - Strength of financial approach
  - Feasible and realistic project schedule
- Innovation & Long-Term Approach (40 points)
  - Consideration of long-term approach to the housing transformation and solutions that deliver value to the University
  - Creativity and responsiveness to the specific vision and current conditions of the WKU housing system

# Section 6: Disclaimer

Respondents will be required to accept Western Kentucky University's General Terms and Conditions to submit a proposal via UniMarket.

Any representations or statements made within this RFP shall not be considered a contractual obligation by Brailsford & Dunlavey or WKU and the Developers shall not be entitled to rely upon them. WKU reserves the right to reject any and all submittals. The Developer shall be solely and totally responsible for all costs associated with responding to this RFP and WKU accepts no responsibility with regard thereto. Submissions will become the property of WKU and will be subject to Open Records requests. The University requests that confidential information be marked appropriately.

WKU reserves the rights to administer this RFP, including without limitation to:

- Reject any or all submittals at any time;
- Terminate evaluation of any or all submittals at any time;
- Suspend, discontinue and / or terminate discussions with any Developers at any time;
- Accept and review a nonconforming submittal;
- Request or obtain clarifications, revisions, or additional information from any source;
- Issue addenda to and / or cancel this RFP;
- Issue a new request for statements of interest;
- Issue a new request for proposals;
- Decline to participate financially in a proposed project;
- Extend any deadline or time and waive or permit the correction of minor deficiencies or irregularities in submittal and minor or technical violations of this RFP; and,
- Change the scope and range of services from what is defined in this RFP at any time.

This RFP does not commit WKU to enter into a contract. In no event shall the University be bound by, or liable for, any obligations with respect to a project until such time (if at all) as a Developer Agreement, in form and substance satisfactory to WKU, has been executed and properly authorized, and then only to the extent set forth therein.

Under no circumstances shall the University or Brailsford & Dunlavey be liable for, or reimburse, the costs incurred by Respondents, whether or not selected for negotiations, in developing submittals or in negotiating agreements. Brailsford & Dunlavey is an advisor and is not acting as a broker on behalf of WKU.

Each responding Developer, by submitting qualifications, thereby accepts all risk of adverse public notice, damages, financial loss, criticism, or embarrassment that may result from any disclosure or publication of any material or information required or requested by any of Brailsford & Dunlavey or WKU in connection with the submission of qualifications. In submitting responses, the Respondent expressly waives, on behalf of itself, its partners, joint venture members, officers, employees and agents, any claim against any of Brailsford & Dunlavey, or WKU, and their respective officers and employees, for any damages that may arise therefrom.

Any and all information Brailsford & Dunlavey or the University makes available to Developers and/or Real Estate Owners shall be as a convenience to the Developer and without representation or warranty of any kind.

# Capital Project Reporting - Kentucky Communications Network Authority (KCNA)

November 1, 2025 Report

**KentuckyWired (KYW) Critical Infrastructure Upgrades - $12,927,000 (FY25 $6,464,000; FY26 $6,463,000)**

**Project Scope** - This project supports the continued operation of the KentuckyWired network. As with any telecommunications network, core equipment must be upgraded at appropriate intervals. KCNA will implement this "System Refresh" over three biennial periods. It provides for the replacement of the core optical switching, core routing, and edge routing equipment utilized by the KentuckyWired network to provide services to agencies located in all 120 Kentucky counties.

KCNA is replacing the optical switching equipment that manages the light transport that creates the six core optical rings of the network, the core network routing equipment that allows traffic to be dropped and added to the network across the state, and the network switches installed at individual agency locations that allows them to connect to the network.

**Define what project components are critical:** This includes optical switching, core routing, and edge routing equipment.

| Component Name | Critical | Costs | Location | Project Milestone |
|---|---|---|---|---|
| Eltek Rectifiers, 1Finity DWDMs, Juniper MX480 & MX960 routing engines and Juniper EX4100 & EX4400 Ethernet Switches | | Estimate $ 12,449,000 | | |

**Changes or Modifications from previous reports:**

**Financial Status**

| Appropriated | Expended to Date | Cost Overruns | Cost Savings | Impact to Operating Budget |
|---|---|---|---|---|
| $ 12,927,000 | $2,810,699.27 | $0 | TBD | $ 0 |

**Project Timeline** KentuckyWired Operations Co. (KWOC), the prime contractor, has determined which equipment must be replaced, ordered the equipment and delivery of equipment has begun. KWOC is compiling an install schedule based on the delivery of equipment. Some equipment is backordered and will affect the install schedule.

**Detail progress towards project milestones and project completion status:**

| Milestone Name | Percentage Complete | Notes | | |
|---|---|---|---|---|
| Planning | 25% | KWOC has identified the equipment needed, placed the order and started receiving the equipment. KWOC will | | |

| | | |
|---|---|---|
| | | begin replacement with the Nodes and will then replace equipment at customer locations. |
| **Completion Status** | Approximately 50% of the equipment required for the project has been delivered. KWOC has identified the equipment needed, placed the order and started receiving the equipment. KWOC will begin replacement with the Nodes and will then replace equipment at customer locations. Equipment invoices are received as equipment arrives. Pending invoices total ~$600,000. KCNA verifies the equipment order is accurate prior to payment. Installation charges will be invoiced separately. | |
| **<u>Procurement and Contracts: Procurement Status</u>** | | |
| **Contract Name** | **Status** | **Changes to terms or conditions.** |
| MA Agreement 75 1500000563 – Next Generation Information Highway | Awarded | N/A |

# Capital Project Reporting - Kentucky Communications Network Authority

November 1, 2025 Report

**FY 25 - KentuckyWired (KYW) Critical Infrastructure Purchase - $12,432,000**

**Project Scope** - This project supports the continued operation of the KentuckyWired network. Twenty of the core network nodes are located in the telecommunication shelters. Structural failures of the original shelters, such as water damage and mold, required the replacement of the original shelters and new shelters were purchased and financed by our vendor under a separate contract. This allowed the project to continue without further delays. The Commonwealth owned the original shelters, but the replacement shelters do not belong to the Commonwealth. This project allows the Commonwealth to purchase the 20 shelters, which is a critical for numerous reasons.

**Define what project components are critical:** Ownership of the telecommunication shelters is critical to the KYW network.

| Component Name | Critical | Costs | Location | Project Milestone |
|---|---|---|---|---|
| See Telecom Shelter locations below. | Yes | $8,532,690.35 | All | N/A |

Payment transmitted via check in July 2024. Cost is aggregated for all shelters.

**Changes or Modifications from previous reports: NA**

**Financial Status**

| Appropriated | Expended to Date | Cost Overruns | Cost Savings | Impact to Operating Budget |
|---|---|---|---|---|
| $12,432,000 | $8,532,690.35 | $0 | TBD | $0 |

**Project Timeline:** To be completed by June 30, 2026

**Detail progress towards project milestones and project completion status:**

| Milestone Name | Percentage Complete | Notes |
|---|---|---|
| Shelter Purchase Milestone 1 - Buy Back | 25% | While the Commonwealth issued both an original check and a replacement, the percentage complete is low, as the vendor returned the second check. |
| **Completion Status** | On September 13, 2024, the Secretary of the Finance and Administration Cabinet ruled in a determination that the foregoing amount is the correct purchase price. The Commonwealth paid the amount owed via check in the amount of $8,532,690.35 and sent the check to OpenFiber Kentucky Co. LLC. However, OFKY claims it did not receive the check. Following the recommendation of the Capital Projects and Bond Oversight Committee, on June 24, 2025, a "Stop Payment" was issued for check 0000000025444779 because OpenFiber claims it never received the check. (KCNA disputes this | |

| | |
|---|---|
| | claim.) A new check was issued and served to OpenFiber on September 17, 2025; it was returned on October 1, 2025 to KCNA by OpenFiber. |

**Procurement and Contracts: Procurement Status**

| Contract Name | Status | Changes to terms or conditions. |
|---|---|---|
| Wholesaler Change Agreement - OpenFiber Kentucky Company, LLC | Executed 10.29.2020 | N/A |

## Telecom Shelter Locations

| Site ID | Site Name |
|---|---|
| 177 | Ashland Community & Technical College - College Drive Campus |
| 1746 | Jefferson Community & Technical College - Carrollton Campus |
| 1711 | Eastern Kentucky University - Corbin Regional Campus |
| 190 | Elizabethtown Community & Technical College - Main Campus |
| 1730 | Bluegrass Community & Technical College - Center for Advanced Manufacturing |
| 233 | Southcentral Kentucky Community & Technical College - Glasgow Campus |
| 988 | JUS KSP Post 10 Harlan Co |
| 990 | JUS KSP Post 13 Perry Co |
| 1799 | Henderson Node (hut) Location* |
| 207 | Hopkinsville Community College - Main Campus |
| 228 | Somerset Community College - Laurel Campus |
| 219 | Madisonville Community & Technical College - North Campus |
| 1722 | Eastern Kentucky University - Manchester Regional Campus |
| 221 | Maysville Community & Technical College - Maysville Campus |
| 224 | Owensboro Community & Technical College - Main Campus |
| 181 | Big Sandy Community & Technical College - Mayo Campus |
| 618 | KYTC District Office 12 |
| 242 | Southeast Kentucky Community & Technical College - Pineville Campus |
| 183 | Big Sandy Community & Technical College - Prestonsburg Campus |
| 189 | Bluegrass Community & Technical College - Clark County Campus |

Institutional Effectiveness and Research
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409 Jones Building
521 Lancaster Avenue
Richmond, Kentucky 40475-3102
(859) 622-6932

November 7, 2025
The Honorable Shelley Funke Frommeyer, Co-Chair
The Honorable Shawn McPherson, Co-Chair
Capital Projects and Bond Oversight Committee
Legislative Research Commission,
Capitol Annex Building
700 Capitol Avenue
Frankfort, Kentucky 40601

Dear Senator Funke Frommeyer, Representative McPherson and members of the Capital Projects and Bond Oversight Committee,

In accordance with provisions of KRS 45.750(1)(f)(1), KRS 164A.600, the 2024 *Acts of the Kentucky General Assembly* Chapter 175, Part II, Section 4 and Sub-section I, Sub-part 3 as well as the related portions of the 2022 *Acts* Chapter 199; Eastern Kentucky University (EKU), is reporting the following project budget revisions for Asset Preservation Pool match capital projects:

**FY22-24 Project revisions**
Project revisions are necessary to continue campus-wide deferred maintenance and renovation efforts.

**Steam Line Upgrades**
The Steam Line Upgrades project has replaced and improved steam line components in two critical areas of campus; University Drive and Kit Carson Drive. In order to continue the leg of steam line work underway on Kit Carson Drive; $200,000 in reallocated FY24-26 Asset Preservation funds is necessary. This revises the total for Steam Line Upgrades to $11,700,000.

**Plumbing System, HVAC, water distribution systems, boiler/hot water systems, et. al.**
An additional $400,000 is necessary for replacement and renovation of HVAC system components for the Keen Johnson Building; this revises the project budget balance to $11,548,686.

**Sidewalks, pathways, pedestrian entrances, egress, et. al.**
An additional $805,400 is necessary for budgeted estimates of additional sidewalk and pedestrian improvements across campus; the revised project budget balance is $4,005,400.

**Electrical system installation/renovation**
Electrical project work is winding down and an available budget of $1,405,400 is being adjusted down and utilized for the increases to Steam Lines, Plumbing System-HVAC and Sidewalks Asset projects described above. The revised project budget balance for this item is $3,594,600.

The remaining, unobligated balance for the FY22-24 Asset Preservation pool is $268,000.

**FY24-26 New Asset Preservation projects**
Six new projects were authorized by the Board of Regents at their September 17th 2025 Board meeting, three Education and General, E&G, projects and three Housing projects, first, the E&G projects:

**Combs Building Exterior Renovation**
The Combs Building was constructed in 1964 and needs extensive exterior replacement of aging limestone façade components, this project is budgeted for $2,000,000.

**Walin Engineering Modifications**
The Walin Complex is comprised of the Gibson, Ault and Fitzpatrick Buildings. These facilities house components of the College of Science, Technology, Engineering and Math. The Manufacturing Engineering program requires renovations to portions of the Gibson and Fitzpatrick Building, this project is budgeted for $60,000.

**Interior Renovations, multiple locations**
Four EKU Facilities require additional identified deferred maintenance improvements, Whitlock, Coates, Jones and Commonwealth; the total budget for this group of facility improvements is $1,000,000.

**South Hall Mechanical Room Repairs and Boilers**
Opened in 2013, South Hall offers single, two and four-room suite options with kitchenettes, bathrooms and living rooms for the suite accommodations. Boilers and related mechanical room features have aged and are in need of replacement; this project is budgeted for $1,000,000.

**Clay Hall Roof Replacement**
Clay Hall was constructed in 1966 and is a ten-story dormitory with kitchens on each floor; the roof is aged and is need of replacement. The budget for this project is $1,000,000.

**Telford Boilers**
Telford Hall was constructed in 1969 and is a thirteen-story dormitory facility; the boilers for building heat and utilities are aged and in need of replacement. The budget for this project is $1,000,000.

The combined total of budgeted activity reported for November for FY24-26 Asset Preservation projects is $6,060,000, however, the Board approved $7,300,000 in September Board actions. The Walin Engineering Modifications project, as approved by the Board, is $1,300,000, of which only $60,000 is being reported for the November 2025 period. These total September Board actions of $7,300,000 leave an unobligated FY24-26 Asset Preservation balance of $465,000.

These projects were originally approved by the EKU Board of Regents, the Council on Postsecondary Education and the State Budget Director's Office.

Please contact me at 859.622.6932, should you have any questions. Thank you for your consideration of this report.

Ryan D. Green
Senior Executive Director

c: Dr. Bryan Makinen, Eastern Kentucky University
Amy L. Scarborough, Eastern Kentucky University
Dana D. Fohl, Eastern Kentucky University
Dr. Bethany Miller, Eastern Kentucky University
Carla Wright, Office of State Budget Director
Adam Blevins, Council on Postsecondary Education

UNIVERSITY OF
LOUISVILLE

**Megan Campbell**
Assistant Vice President
Planning, Design and Construction
University of Louisville

November 5, 2025

Senator Shelley Funke Frommeyer
Representative Shawn McPherson
Capital Projects and Bond Oversight Committee
Legislative Research Commission
Capital Annex Room 34
Frankfort, KY 40601

RE: Asset Preservation Projects
2022-2024 and 2024-2026

Dear Senator Frommeyer and Representative McPherson,

In accordance with provisions of KRS 45.760(7), I am writing to share an updated asset preservation project list for the University of Louisville.

Since the University of Louisville Board of Trustees approved the original list last year, we have experienced supply chain delays and cost variances that have prompted changes to several projects. UofL's Board of Trustees met, and approved, a revised asset preservation list at its October 23, 2025, meeting.

We are extremely grateful for the state funding. It has already allowed us to make significant improvements to our campus physical environment. We appreciate your support. If you have any questions, please contact Kim Noltemeyer at (502) 852-5699.

Sincerely,

Meg Campbell

Meg Campell
Assistant Vice President
University Planning, Design and Construction

cc: Charles Perusse, Special Asst. to the EVPFA
Jill Mullaney, VP Budget & Finance
Adam Blevins (CPE)
Carla Wright (OSBD)

University of Louisville • Louisville, KY 40292
**P:** 502.852.4850 F: 502.852.6841 E: meg.campbell@louisville.edu W: louisville.edu

RECOMMENDATION TO THE BOARD OF TRUSTEES
CONCERNING THE PROPOSED ASSET PRESERVATION PROJECTS FOR FY25 & FY26

Board of Trustees – October 23, 2025

RECOMMENDATION:

The President recommends that the Board of Trustees approve the updated Asset Preservation Project List to preserve, repair, or adaptively re-use the university's current facility and infrastructure assets. Project lists maintain the original authorization of $106,452,000 for 2022-2024 budget and $86,382,000 for 2024-2026 budget.

BACKGROUND:

Project list is attached.

As part of the 2022-2024 and 2024-2026 budget recommendation, the legislature approved funding for Asset Preservation projects to address deferred building maintenance and renovations. Since the Board of Trustees approved the project lists on June 22, 2023, and June 27, 2024, buildings have continued to deteriorate. Emergency building projects have been identified that would qualify as an Asset Preservation project. The project lists have been updated to cover the cost of the emergency projects, such as roofing and HVAC needs.

The University of Louisville's allotment for the 2022-2024 budget approval is $81,886,000 and the university is required to contribute $24,566,000 for a total of $106,452,000 in authorized spending. The 2024-2026 budget approval is $69,106,000 and the university is required to contribute $17,276,000 for a total of $86,382,000.

BOARD ACTION:
Passed ______X_________
Did Not Pass __________
Other ________________

KJBeam
___________________________
Assistant Secretary

**Distribution of 2024-26 Asset Preservation Pool Funds**

Project Identification Template

Education and General Projects

Updated as of 9/24/25

**University of Louisville**

Please insert additional rows in the table as necessary

| CATEGORY | PROJECT | DESCRIPTION | PROJECT BUDGET | CATEGORY TOTAL |
|---|---|---|---|---|
| | | | | |
| | ADA - Life Sciences door handle replacements | Upgrade the door handles in the Life Sciences building to be ADA compliant. Life Sciences building includes classrooms, labs, research and offices. | $400,000 | |
| | ADA Upgrade | Upgrade buildings in various ways to meet ADA compliant. Included are door handles replacements, update or adding lift for access to spaces, replacement of tables or counters to adjust for ADA needs, renovation of restrooms.<br>>Playhouse- install lift for stage and renovate restroom- Budget $200K | $1,000,000 | |
| ADA | | | | $1,400,000 |
| | Recruitment and Retention - Miller IT Bldg. Refresh and Repurpose | Refresh and repurpose spaces in MITC. This includes refresh of select rooms: painting, flooring, lighting, ceilings, replace old/damaged furniture. Includes reconfigure of spaces, which will involve demolition of walls to redesign for student facing spaces including space that were previously McAlister's Deli. This building no longer has a food venue. | $1,460,400 | |
| | Recruitment and Retention - Humanities Bldg. Refresh, Repurpose and HVAC Upgrade | Refresh and repurpose spaces in Humanities. This includes the following in select rooms: painting, flooring, lighting, replacing old/damaged furniture. Includes reconfigure of current classrooms to right size for class schedule needs, which will involve demolition of walls to redesign for student facing spaces. Upgrade HVAC, Electrical and Sprinkler systems | $26,600,000 | |
| | Recruitment and Retention - Strickler Bldg. Refresh and Repurpose | Refresh and repurpose public spaces in Strickler Hall. This includes the following in select spaces: painting, flooring, lighting, replacing old/damaged furniture. | $500,000 | |
| | Recruitment and Retention - Life Sciences Bldg. | Refresh lab spaces in Life Sciences. This would include completing refresh in spaces that were partially updated with the FY23 and FY24 asset preservation funds and other untouched lab spaces. Additional refresh would be included for other select rooms: painting, flooring, lighting, replacing old/damaged furniture. | $1,500,000 | |
| | Recruitment and Retention - Schneider Hall Window Replacement | Replace windows that are in need of repair to prevent or stop leaks. | $850,500 | |
| Recruitment and Retention (Space Improvements) including HVAC Upgrade in Humanities | | | | $30,910,900 |
| | Steam and Chill Upgrade - Steam and Chiller Plant Upgrade | Upgrade to the Central Belknap Steam and Chiller Plant systems. Includes cooling towers, chillers, pumps, controls, electrical, automation, thermal storage. This is exclusively in the Steam and Chiller Plant building. | $32,000,000 | |
| Steam & Chill Upgrade | | | | $32,000,000 |

| | | | | |
|---|---|---|---|---|
| | HVAC - 55B Bldg. HVAC Upgrade in Fresh Tissue and Morgue | 55B School of Medicine Instructional Building- Fresh Tissue and Morgue HVAC/Electrical Upgrades that are located in the Instructional Building. Instructional building consist of classrooms, research labs, class labs, offices, and study spaces.(located at 500 S. Preston Street on Health Sciences Campus) | $1,900,000 | |
| | HVAC - Comparative Medicine Research Unit Bldg. System Upgrade | Replace energy recovery unit - Design only | $39,600 | |
| | HVAC - Conference Room in Grawemeyer on 1st Floor | Upgrade HVAC system in 1st floor conference room in Grawemeyer Hall. Current system not working. | $200,000 | |
| | HVAC - Jefferson Room in Grawemeyer Hall HVAC upgrade | Replacement of HVAC unit in the Jefferson Room, replacing and redirecting air grills to enhance air distribution and occupant comfort, rebalancing the entire air distribution system to achieve even airflow throughout the room. Current system is 27 years old and at the end of life. Jefferson Room is the main room for board meetings and other administrative meetings that resolve and address university needs that affect the university community (students, staff, faculty). | $200,000 | |
| | HVAC - Donald Baxter Research HVAC/Electrical Upgrade | 55E Donald Baxter Building - HVAC (Refurbish AHU-1)/Electrical Upgrades | $1,856,500 | |
| | HVAC - Delia Baxter Research HVAC/Electrical Upgrade | Replace 2002 (2) AHU belt drive supply fans with fan array, 100hp and chilled water coil; Eight 1995 belt drive fume hoods and general exhaust fans | $1,770,000 | |
| | HVAC - WS Speed Bldg. System Upgrade | Replace building pumps and fan coil units in the building systems. | $400,000 | |
| | HVAC - Center for Predictive Medicine Bldg. System Upgrade | Replace RO System for steam generator, plantwide controller for fuel oil system, thermal balance tuning of loops; rust protection for ductwork on roof; 2 displays on chillers, repiping of trim humidification; all ACH550 frequency drives (24). Replace obsolete Siemens MEC | $1,000,000 | |
| | HVAC - Replace Ducts in 55A building | Replace ducts that are not adequate to service the new vivarium in building 55A – Medical Tower. The replacement will not only correct leak issue because of the current vivarium upgrade, but benefit other floors in the building if air compacity increases because of research. | $250,000 | |
| | HVAC - Replace and upgrade fumehood and recovery coils in Chemistry Bldg | Replace and upgrade fumehoods and heat recovery coils in Chemistry | $150,000 | |
| | HVAC - Replace and upgrade system in Oppenheimer | Replace and upgrade HVAC System in Oppenheimer Bldg | $250,000 | |
| | HVAC - Replace and upgrade system in Jouett Hall | Replace and upgrade HVAC System in Jouett Hall | $100,000 | |
| HVAC | | | | $8,116,100 |
| | Electrical Generators - Ekstrom Library Bldg. System Upgrade | Replace to new location in the Ekstrom building. Emergency Generator and Automatic transfer switch new location will better serve the building. | $400,000 | |
| Electrical / Generators | | | | $400,000 |
| | Life Safety/Elevators - CMRU Elevator Upgrade | Replace two elevators | $400,000 | |

| | | | | |
|---|---|---|---|---|
| | Life Safety/Elevators - 55A Tower Elevator Upgrade | Replace 55A Freight Elevator | $200,000 | |
| | Life Safety/Elevators - MDR Elevator Upgrade | Replace Freight Elevator | $200,000 | |
| | Life Safety/Elevators - Ekstrom Library Elevator Upgrade | Upgrade Freight Elevator | $175,000 | |
| | Life Safety/Elevators - WS Speed Bldg. Fire Alarm Upgrade | Fire Alarm System Upgrades | $90,000 | |
| | Life Safety/Elevators - Burhans Hall Fire Alarm Upgrade | Fire Alarm System Upgrades | $150,000 | |
| | Life Safety/Elevators - Brigman Hall Sprinkler System Upgrade | Sprinkler System Upgrade | $100,000 | |
| | Life Safety/Elevators - Chemistry Bldg. Elevator Upgrade | Upgrade Elevator | $200,000 | |
| | Life Safety/Elevators - Duthie Center Elevator Upgrade | Upgrade Elevator Cab only | $80,000 | |
| | Life Safety/Elevators - Vogt Bldg. Elevator Upgrade | Upgrade Elevator | $145,000 | |
| Life Safety / Elevators | | | | $1,740,000 |
| | Roofs - Davidson Hall Roof Replacement | Replace Roof (adjusted budget from $800K to $681,688) | $681,688 | |
| | Roofs - Schneider Hall Roof Replacement | Replace Roof | $1,163,942 | |
| | Roofs - KY Lions Eye Roof Replacement | Replace Roof - Teaching and Research is on all floors except the 1st floor, which is the out-patient portion. Replacement of the roof will benefit all occupants of the building (adjusted budget from $1,050,000 to $604,370) | $604,370 | |
| Roofs | | | | $2,450,000 |
| | Deferred Maintenance - Plumbing Line Replacement | Plumbing Replacements - Replace rotted cast iron domestic and sanitary water lines in multiple Belknap Campus buildings. See column K for full list of buildings. REDUCED FROM $1M TO $500K | $500,000 | |
| | Deferred Maintenance - Plumbing Line Replacement | Plumbing Replacements - Replace rotted cast iron domestic and sanitary water lines in multiple Health Sciences Campus buildings. See column K for full list of buildings.<br>>#51-current expenses $50,729.92. In progress<br>>#55A-current expenses $155,692.87. In progress<br>>#55B-curremt expenses $34,223.42-estim. $35K<br>>#55C-current expenses $196,144.38-In progress<br>>#55D-current expenses $2,220-in progress<br>>#55E-current expenses $204.00-In progress<br>>#55G-current expenses $86,264.32-complete<br>>#56-current expenses $22,766.08-complete<br>>#59C-current expenses $4,431.90-in progress | $2,085,000 | |

| | | | | |
|---|---|---|---|---|
| | Deferred Maintenance - Switchgear replacement | Additional funds to complete the 55A and 55B electrical switchgear replacement. Project was listed on the FY23-24 Asset Preservation list and bids came in higher than expected. FY23-24 funds are encumbered and available. The FY25-26 Asset Preservation funds will be used during installation of switchgear. Project is waiting for materials to be delivered. | $3,730,000 | |
| | Deferred Maintenance - Fire Alarm System Upgrade in Ernst Hall | Upgrade fire alarm system in Ernst Hall. Ernst Hall is part of the Speed School on Belknap Campus and includes classrooms, offices and labs. | $100,000 | |
| | Deferred Maintenance - Replace underground suppression line | Replace underground sprinkler suppression line for fire protection on Belknap Camus. | $450,000 | |
| | Deferred Maintenance - Pedestrian Bridge from Floyd St Garage to Belknap Campus | Pedestrian Bridge is over the railroad tracks that separate the parking garage from the Belknap Campus. Project work would include structural repairs to the bridge including concrete work. | $500,000 | |
| Deferred Maintenance | | | | $7,365,000 |
| | Utility Infrastructure Upgrades Including Tunnels | Upgrade and replacement of tunnel piping and tunnel tops that run underground on the Belknap Campus. The tunnels house the chill water and steam pipe distribution to the Belknap Campus. | $2,000,000 | |
| Utility Infrastructure including tunnels | | | | $2,000,000 |
| | | | $86,382,000 | $86,382,000 |

Council on Postsecondary Education
Distribution of 2022-24 Asset Preservation Pool Funds
Project Identification UofL
University of Louisville

Date: 7-3-2024

| Project Number | Project Name | Project Description | Building Name | Project Scope | Anticipated Start Date | Anticipated End Date |
|---|---|---|---|---|---|---|
| **Education and General Projects** | | | | | | |
| J9000 | Brook Street Overpass Bridge | Repairs to overpass bridge | Brook St Overpass | 167,150 | 5/1/2022 | 10/30/2022 |
| J9001 | Campus Lighting | Upgrade Campus lighting in and around parking lots - Phases 1 and 2 | Lots and campuses walkways for student safety | 316,200 | 4/15/2022 | 12/31/2024 |
| J9026 | CTR Deaerator Tank Sys Repl | CTR building - Deaerator failing and needs to be replaced | Center for Translational Research - CTR | 211,007 | 9/1/2022 | 9/1/2023 |
| J9IEF | Infrastructure Equipment Replacement | Replacement of speciality equipment as needed in various buildings, which includes theatrical lighting and acoustical equipment upgrades. | Ekstrom Library- Robotic Arm, Sound upgrade for Music School, Gheens Hall (Planetarium, Steam and Chill Plant | 1,172,686 | 4/15/2022 | 12/31/2024 |
| J9LSS | Life Safety Systems | Upgrade and replacement of equipmment, such as fire alarms, elevators and building security systems.<br><br>CHANGES: Upgrade to fire alarms and elevators completed under budget. | Lions Eye Bldg, WS Speed, HSC Instructional Bldg, Law School, Natural Sciences Bldg, Urban & Public Affairs, Gottschalk Hall, Brodschi Hall, CTR, Dental School, Miller IT Bldg, School of Medicine, Nursing School, Ctr for Predictive Medicine, Student Activity Ctr | 6,991,029 | 4/15/2022 | 12/31/2024 |
| J9BEM | Building Energy Management and Controls | Replacement of VFD equipment and upgrade of building automation control<br>CHANGE: Reduced from $5.1K to $4,378,793 to move to other projects | Business School,CTR,CII ,Sacket Hall,Brigman Hall,Dougherty Hall,Administrative Annex,McCandless Hall | 4,378,793 | 4/15/2022 | 12/31/2024 |
| J9022 | Asset Preservation CMA | Consultant to aid with preparing RFPs, bid documents, estimates and construction oversignt. | | 1,760,000 | 4/15/2022 | 12/31/2024 |
| J9ROOF | Roof Replacement | Replacement of roofs on various buildings | Strickler Hall, Business School, Brigman Hall, Ernst Hall, HSC Instructional Bldg, Life Sciences Bldg, Ekstrom Library, School of Medicine Tower, Studio Arts Bldg, Natural Sciences, Law School. | 5,310,290 | 4/16/2022 | 12/31/2024 |

University of Louisville

| Project Number | Project Name | Project Description | Building Name | Project Scope | Anticipated Start Date | Anticipated End Date |
|---|---|---|---|---|---|---|
| J9RRP | Refresh/Refurbishment Mult Bldgs - Phase implementation | Projects being implments in phases, because of needs in various building. Focus is on student facing spaces. Upgrades include finishes, ceilings, lights, signage. | Baxter 1, Ernst Hall, Life Sciences, WS Speed, Lutz Hall,Vogt Bldg, Natural Sciences, Gottschalk Hall, Sacket, JB Speed, Medical/Dental Apts, School of Medicine Tower, HSC Instructional Bldg, Kornhauser Library, Abell Bldg, Medical/Dental Research, Gottschalk Hall | 6,416,078 | 7/1/2022 | 12/1/2024 |
| J9ADA | ADA Updates | Projects being implemented in phases, because of needs in various buildings. Upgrades include door hardware, restrooms. | Miller IT Bldg, Life Sciences, Humanaities Bldg, WS Speed, Ernst Hall, Natural Sciences, Sackett, JB Speed, Houchens | 235,762 | 7/1/2022 | 12/1/2024 |
| J9HEP | HVAC / Electrical / Plumbing in Various Buildings. | Projects will involve updating building systems in various buildings. Upgrades include air handling units, tunnel repairs, cooling towers, HVAC units, exhaust fans, heating, electrical systems.<br><br>CHANGES: Added additional buildings to HVAC list: Public Health Chiller upgrade ($200K), Public Safety HVAC upgrade ($300K), Burhan's Hall Chiller ($550K)<br>Moved 55A HVAC to 2024-2026 asset preservation ($3.3M)<br><br>On Hold: Switchgear in Grawemeyer Hall changed to design only, so amount reduced to $934,086.15. Lutz Hall changed to design only, reduced to $97,020 | Strickler Hall, Steam & Chill Plant, Vogt Bldg, Law School, Studio Arts, HSC Instructional Bldg, Natural Sciences, JB Speed, Music School, School of Medicine Tower, Life Sciences, Grawemeyer Hall, Brodschi Hall, Chemistry Bldg, Lutz Hall, Public Health, Public Safety, Burhans Hall | 78,934,208 | 4/15/2022 | 12/31/2026 |
| J9006 | Schneider Hall - HVAC and Remediation | Remediation of space and replacement of HVAC system | Schneider Hall | 558,797 | 8/15/2022 | 12/31/2024 |
| **Grand Total** | | | | **$106,452,000** | | |
| **Biennial Budget Authority (22RS HB1)** | | | | **$106,452,000** | | |
| **Remaining Budget Authority** | | | | **$0** | | |

November 5, 2025

Senator Shelley Funke Frommeyer, Co-Chair
Representative Shawn McPherson, Co-Chair
Capital Projects and Bond Oversight Committee
Room 136, Capitol Annex
702 Capital Avenue
Frankfort, KY. 40601

Re: Report of Capital Asset Preservation Pool Project
Kentucky Community and Technical College System

Dear Co-Chairs Frommeyer and McPherson:

The Kentucky Community and Technical College System (KCTCS) respectfully reports to the Capital Projects and Bond Oversight Committee a capital project in excess of $1,000,000 from the Asset Preservation Pool within the 2022-2024 enacted budget. The project is the Owensboro Community and Technical College Downtown Campus Roof Replacement. The total scope is $2,200,000 and will be funded with 2022-2024 asset preservation funds in the amount of $1,339,184 and KCTCS agency funds in the amount of $860,816.

The reporting of these projects to the Committee is pursuant to Part II, I., (1) of the 2022-2024 Commonwealth Budget.

The design and construction of these projects is being implemented through KCTCS Facilities Support Services Capital Construction Division. The Kentucky Community and Technical College System Board of Regents and Council on Postsecondary Education has approved this project..

Should you have any questions, please feel free to contact Andy Casebier at 859-256-3287.

Sincerely,

Todd Kilburn
Chief Financial Officer

Cc: Dr. Ryan F. Quarles, KCTCS President
Carla Wright
Andy Casebier
Sandy Adkins
Adam Blevins