



MURRAY STATE UNIVERSITY

Office of the President

February 2, 2026

Senator Shelley Funke Frommeyer, Co-Chair
Representative Shawn McPherson, Co-Chair
Capital Projects and Bond Oversight Committee
Legislative Research Commission
700 Capital Avenue
Frankfort, KY 40601

Dear Senator Frommeyer and Representative McPherson:

Pursuant to Kentucky Revised Statute (KRS) 164A.575(15), Murray State University is seeking interim authorization from the Capital Projects and Bond Oversight Committee (CPBOC) to replace the Susan E. Bauernfeind Wellness Center Pool HVAC Unit and Building Automation Systems Controls. The total budget is \$2,200,000.

The Susan E. Bauernfeind Wellness Center was constructed in 2004. The 83,071 square foot building consists of offices, exercise space, locker rooms and a lounge. The Center has three full-size basketball courts, two racquetball courts, a walking track, exercise machines, training space, two aerobic studios, a five-lane lap pool, leisure pool, whirlpool, vortex and a water bench. The Center is primarily used by students. Faculty, staff, alumni, and retirees can purchase memberships.

The roof top units sit in a recessed area, which restricts airflow and makes it difficult for the units to operate. The roof surface temperature in the recessed roof area has been recorded at 117 degrees. Unit #5 that serves the natatorium area has been an issue since the building opened. During peak temperatures, the unit cannot stay operational without additional attention to the condensers. The project would relocate unit #5 from the recessed area to an adjacent roof area. There are currently very few temperature and humidity controls in the building due to the outdated building automation system (BAS) controls. The project will replace all BAS controls.

The Board of Regents at its meeting on December 12, 2025, approved a change in the funding source to University Deferred Maintenance funds with an increase of \$200,000 for a total project of \$2,200,000. Documentation to support the approval of the Board of Regents is attached.

The project was submitted to the Council on Postsecondary Education for consideration by its Finance Committee on January 26, 2026, and the full Council on January 30, 2026. Action by the Council on Postsecondary Education will be forwarded as soon as it is available.

This project will not use any current General funds or any funds allotted for another purpose. This request is being submitted now in hopes that it can be added to the agenda for the February 19, 2026, meeting of the CPBOC.

Should you or members of the Committee have any questions, please feel free to contact me. Murray State University representatives plan to attend the CPBOC's scheduled meeting on February 19, 2026, via remote access.

Sincerely,

Ron K. Patterson, Ed.D.
President

cc: Laura Foltz, Ed.D., Murray State University
Adam Blevins, Council for Postsecondary Education
Carla Wright, Office of State Budget Director

We are Racers.

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Kentucky Council on Postsecondary Education

Andy Beshear

Governor

100 Airport Road, 2nd Floor
Frankfort, Kentucky 40601

Phone: 502-573-1555
<http://www.cpe.ky.gov>

Aaron Thompson, Ph.D.

President

Capital Projects and Bond Oversight Committee
Capitol Annex, Room 136
702 Capitol Avenue
Frankfort, Kentucky 40601

February 6, 2026

Dear Senator Funke Frommeyer and Representative McPherson,

The Council on Postsecondary Education met on January 30, 2026, and, per KRS 164.020(11), approved an interim capital project for Murray State University (MuSU) using agency restricted funds:

- Murray State University Bauernfeind Wellness Center Natatorium HVAC and BAS Controls
 - The MuSU Board of Regents approved a total project scope of \$2.2 million for this project at its December 12, 2025, meeting.
 - The project is funded with agency restricted funds.
 - The project will relocate HVAC unit #5, which serves the facility's natatorium, to improve the functionality of the unit. The project will also upgrade BAS controls for the facility.

If you have any questions or require additional information, please contact me at (502) 892-4198.

Sincerely,

Adam Blevins
CPE Director, Finance Policy and Programs

C: Dr. Ron Patterson, MuSU President
Wendy Cain, MuSU Assistant Vice President of Finance
Stephanie Jennings, MuSU Director of Accounting and Financial Services
Carla Wright, OSBD Budget and Policy Analyst



This is to certify that this is an accurate representation of the action taken by the MSU Board of Regents on December 12, 2025. The Minutes will be forwarded upon approval by the Board at its February 27, 2026 meeting.

Jill Hunt 01.08.26

Jill Hunt, Secretary
Murray State University Board of Regents

BOARD OF REGENTS: 12.12.25

Agenda Item: 8.F.1.

TOPIC: Finance Committee – Projects*

STAFF CONTACT: Wendy Cain – Assistant Vice President – Finance and Treasurer to the Board of Regents

BACKGROUND:

Delegation of Authority Item #20 states that "...Prior to moving forward, all projects, including price contracts related to capital projects, costing over \$500,000 and up to the threshold denoted by Kentucky statute should be reviewed by the Board Chair and the President and a determination made in terms of those projects requiring further Board approval."

Attached is the schedule listing new projects or projects with a total estimated cost of over \$500,000.

RECOMMENDATION:

That the Board of Regents, upon the recommendation of the President of the University, approve the projects outlined on the attached listing.

RECOMMEND APPROVAL: Ron K. Patterson, President

COMMITTEE ACTION: Approved, Finance Committee.

BOARD ACTION: Approved.

Murray State University
Projects > \$500,000 Approval
Per Delegation of Authority Item 20

Prepared for the December 12, 2025 Board of Regents Meeting

Facility/Area	Scope	Estimated Start Date	Estimated End Date	Previous Funding Approved			New Funding Requested	Total Current Scope
				New Funding Requested	Total Current Scope	Scope		
Restricted Funding (Bond Issuance)								
CSFB Center	Lower bowl seating and club space	12/2024	11/2026	\$ 2,000,000	\$ 13,000,000	\$ 15,000,000	(e)	
Restricted Funding:								
Reagan Baseball Field	Clubhouse	6/2026	12/2027	\$ -	\$ 3,000,000.00	\$ 3,000,000.00		
Reagan Baseball Field	Infield artificial turf installation	12/2025	03/2026	\$ -	\$ 810,000	\$ 810,000		
Departmental Funding:								
Stewart Stadium	Misc. Athletics Renovations	6/2026	12/2027	\$ -	\$ 595,000.00	\$ 595,000.00		
Wellness Center	Refresh of Building and Equipment	6/2026	12/2027	\$ -	\$ 615,000.00	\$ 615,000.00		
2013 Series A Bonds:								
Hester Hall	Replacement of aquatherm water mains, branches and valves	05/2025	08/2027	\$ -	\$ 1,608,000	\$ 1,608,000		
CERR Funds:								
Wilson Hall	Replacement of roof decking and flat roof	05/2025	08/2025	\$ -	\$ 645,000	\$ 645,000		
Other Funding (Plant Deferred Maintenance):								
Bauernfeind Wellness Center	Pool HVAC unit replacement and BAS upgrades	02/2026	03/2027	\$ -	\$ 2,200,000	\$ 2,200,000	(a)	
2024-2026 State Asset Preservation Funding (No Match):								
Mason Hall	Renovations for SoNHP, additional funding to include the Dental Hygiene program space	12/2023	01/2028	\$ 9,000,000	\$ 4,000,000	\$ 13,000,000	(b)(c)(d)	

(a) This project was previously approved by the Board in September 2024 for \$2,000,000 from State Asset Preservation funding (no match). The funding source is being changed to Plant Deferred Maintenance funds and with an increase of \$200,000 due to inflation increases.

(b) This project was previously approved by the Board in December 2024 for \$9,000,000 from State Asset Preservation funding (no match).

(c) \$2.5M E&G Building, Elevator Upgrades was previously approved by the Board in March 2025. These funds are being reallocated to Mason Hall

(d) \$2M from the previously allocated Wellness Center project, approved by the board September 2024, is being reallocated to Mason Hall

(e) This project was previously approved by the Board in December 2024 for \$2,000,000 from private donor funds, we are increasing the scope of the project which includes the cost of bond issuance.

BOARD OF REGENTS: 09.13.24

Agenda Item: 9.D.1.b.

TOPIC: **Buildings and Grounds Committee – Program Statements – Susan E. Bauernfeind Wellness Center Pool HVAC Unit and Building Automation Systems Controls Replacement***

STAFF CONTACTS: Jackie Dudley – Senior Vice President for Finance and Administrative Services
Jason Youngblood – Director of Facilities Management

BACKGROUND:

Construction of the Susan E. Bauernfeind Wellness Center began in 2004. The 83,071 square foot building consists of offices, exercise space, locker rooms and a lounge. The Center has three full-size basketball courts, two racquetball courts, a walking track, exercise machines, training spaces, two aerobic studios, a five-lane lap pool, leisure pool, whirlpool, vortex and a water bench. The Center is primarily used by students but faculty, staff, alumni and retirees can purchase memberships.

The roof top unit #5 that serves the natatorium area has been an issue since the building opened in 2004. During peak temperatures, the unit cannot stay operational without putting water sprinklers on the condensers. The roof top units sit down in a recessed hole, which restricts airflow and makes it difficult for the units to operate. The roof surface temperature in the recessed roof has been recorded at 117 degrees. The project would raise the #5 unit out of the recessed area to an adjacent roof area. There is currently very little temperature and humidity controls at present in the building due to the outdated building automation systems (BAS) controls that are original to the building. The project would replace all BAS controls.

ANALYSIS:

The Susan E. Bauernfeind Wellness Center is one of the priorities in the University's continued asset preservation efforts. Replacement of the roof top unit #5 and full BAS controls will extend the functional life of one of the University's vital facilities by increasing the overall building efficiency and increasing occupant comfort. This project is funded through the State Asset Preservation Pool in the 2024-26 Budget of the Commonwealth. The estimated total project cost is \$2,000,000, including design and construction. Design for this project will begin in September of 2024.

RECOMMENDATION:

That the Board of Regents, upon the recommendation of the President of the University, approve the Program Statement for the Susan E. Bauernfeind Wellness Center Pool HVAC Unit and Building Automation Systems Controls replacement.

RECOMMEND APPROVAL: **Robert L Jackson, President**

COMMITTEE ACTION: **Approved, Buildings and Grounds Committee.**

BOARD ACTION: **Approved.**