

CAPITAL PLANNING ADVISORY BOARD

2020-2026 Agency Capital Plan

Staff Analysis and Comments

INSTITUTION:

Western Kentucky University

OVERVIEW

As a leading regional comprehensive university, Western Kentucky University (WKU) offers a student-centered academic portfolio designed to attract and retain a student population of increasing quality. WKU is committed to delivering a holistic learning environment consisting of high standards for student persistence, achievement and conduct through personalized attention, broad access, technological innovation, and public accountability for actions and outcomes. WKU places a premium on applied learning and encourages engaged research to identify relevant solutions to key social, economic, scientific, health, and environmental problems as well as study away/abroad experiential learning opportunities to promote diversity and enhance economic development, quality of life, and education at all levels.

WKU provides students of all backgrounds with rigorous academic programs consisting of 104 majors, 109 minors, and 77 certificate programs primarily at the baccalaureate and masters levels, eight associate degree programs, 55 master's degree programs, five specialist degree programs, four professional doctorates, and many professional and pre-professional curricula in education, sciences, technologies, health services, business, and liberal arts. The university directly supports its constituents with professional and technical expertise, cultural enrichment, and educational assistance.

Maintaining a campus of distinctive history and character, WKU carries out its education and service mission through its main campus, regional campuses, and extensive distance learning opportunities via a combination of innovative technologies, high impact practices and traditional postsecondary modes such as classrooms, laboratories, meeting and seminar rooms, auditoriums, and other spaces designed for research, collaboration, and dissemination of knowledge.

Property/Facilities

The main campus of the university is in Bowling Green. The South Campus, the Center for Research and Development, and the University Farm are also in Warren County. In Glasgow and Elizabethtown, WKU shares facilities with the Kentucky Community and Technical College System (KCTCS) for regional campus programs. In Owensboro, WKU leases space from the Daviess County Fiscal Court.

Management of WKU facilities was contracted out to Sodexo USA in 1995. The WKU Student Life Foundation (SLF), a not-for-profit, non-affiliated corporation created in 1999 to own and renovate WKU's residence halls, owns 15 WKU residence halls, a central chill water plant, food court, and two recently developed apartment buildings. Tax-exempt, industrial revenue bonds were sold by Warren County to finance the renovations. WKU reports that the SLF has invested over \$140 million in work to update and/or replace facilities. The SLF has begun work on updating their 10-year master plan. All residence halls are also completely equipped with sprinklers.

PROPOSED FUNDING – Financial Summary

	<u>2020-2022</u>	<u>2022-2024</u>	<u>2024-2026</u>	<u>Total</u>
Funding by Source				
General Fund	\$449,000,000	\$58,300,000	\$41,700,000	\$549,000,000
Restricted Funds	24,700,000	6,000,000	21,000,000	51,700,000
Agency Bonds	25,000,000	0	0	25,000,000
Other Cash	140,000,000	35,200,000	0	175,200,000
Other LTF	<u>10,000,000</u>	<u>0</u>	<u>0</u>	<u>10,000,000</u>
Total	\$648,700,000	\$99,500,000	\$62,700,000	\$810,900,000

Number of Projects by Type

Construction - Other	13	5	4	22
Construction - PIP	23	5	2	30
Equipment	2	0	0	2
IT	<u>1</u>	<u>0</u>	<u>0</u>	<u>1</u>
Total	39	10	6	55

PIP - Protect Investment in Plant

LTF - Long Term Funding

Postsecondary institutions were required to submit equipment and IT projects only for the first biennium.

**2020-2026 CAPITAL PLAN
PLAN OVERVIEW
FORM SYP-P1**

Branch:
Cabinet/Function:
Agency/Institution:

Executive Branch
Cabinet for Postsecondary Education
Western Kentucky University

PLAN OVERVIEW

WKU's Strategic Plan 2018 – 2028, Climbing to Greater Heights, 2018 Facilities Assessment, and Master Plan have facilitated our decision making process for this 2020-2026 Capital Plan. The structures of The Hill itself are among our greatest assets, and we must continue to strategically upgrade and enhance the spaces where we gather and engage our students. While the campus structures and leadership have changed over time, President Henry Hardin Cherry's commitment to transforming the lives of students and serving our region and the commonwealth remains constant.

The landscape for public higher education is ever changing and at times feels like an uphill climb; however, WKU believes we can meet our goals and challenges that lie ahead by preparing a plan that focuses on student success and ensuring that our campus environment attracts the highest quality faculty, staff, and students.

The physical environment for WKU is an integral, inseparable part of the education experience just as important, in fact, mission-critical to conduct instruction, research, and other activities in our buildings for student success. Previous capital planning efforts, however, have not secured the necessary resources to reduce the unacceptable high levels of deferred capital renewal and a deteriorating infrastructure. The aging and deterioration of our facilities is a permanent, ongoing problem. Solving it is essential for effective teaching, research, and public services.

This six-year plan is very aggressive but is necessary to continue WKU's commitment to creating a well-educated citizenry and workforce, to provide opportunities throughout an individual's personal and professional journey to complete degrees, acquire training and retraining, and to engage in ongoing meaningful learning experiences.

We believe that the top priority projects are reflective of the priorities for WKU and consistent with the direction of post-secondary education in Kentucky.

WESTERN KENTUCKY UNIVERSITY
Proposed Projects Involving the General Fund (cash or bonds)
(amounts in **bold** are the total budget)

2020-2022

(Projects listed by agency priority; descriptions are from the agency submission)

- 1. Construct New Gordon Ford College of Business** **\$65,100,000**

This project will consist of a new 144,000-square-foot facility to house the Gordon Ford College of Business. The new building will support both undergraduate and graduate programs to meet the escalation for professional business education. The current schematic design proves to provide a state of the art facility for the next generation of business leaders in finance, accounting, management, marketing, economics, and business data analytics. The site selected for this project is well situated to be convenient for both undergraduate students as well as the outside business community. The new building will be more visible as well as an ideal place where students, faculty, and professionals from the community collaborate. (C-O)

CPAB Staff Notes

 - *This project was the university's #1 priority in its last plan. The project has been broken out into four distinct phases, and the scope has been reduced from \$120,100,000 in the last capital plan to the current request. The additional phased projects planned for the 2020-22 biennium include: Renovate Grise Hall, \$32,200,000 GF; Construct Parking Structure #4, \$25,000,000 AB, and Demolish Tate Page Hall/Improve Site, \$6,000,000 GF.*

- 2. Renovate Grise Hall** **\$32,200,000**

This project is needed for a complete renovation and repurpose of the current home of the Gordon Ford College of Business, Finley Grise Hall. The five-story 133,067-square-foot building has an office wing, classroom-laboratory wing, and an auditorium lecture extension. This renovation project will involve various upgrades/replacements and modifications to spaces, equipment or building systems, and materials for the purpose of minimizing risks to human health and safety. (C-O)

CPAB Staff Notes

 - *In past WKU capital plans, this project was included as a phase of the Construct New Gordon Ford College of Business.*
 - *The Facilities Condition Assessment by VFA in 2007 classified this building as in "Poor" condition. While the facility has been well-maintained, age is taking its toll on individual components within systems in the building as they all have exceeded their useful life.*

- 3. Demolish Tate Page Hall/Improve Site** **\$6,000,000**

This project would consist of the demolition of Tate Page Hall. Following the removal of this building, WKU will restore the site and expand the South Lawn. (C-PI)

 - *In past WKU capital plans, this project was included as a phase of the new Gordon Ford College of Business project.*
 - *The university's capital plan also includes a \$1,200,000 RF project that would renovate Tate Page Hall. A final decision will be made later as to the disposition of the building.*

- 4. Replace Underground Infrastructure** **\$25,000,000**

This project continues the multi-year, multi-phased replacement of the existing 5kv underground electrical distribution infrastructure; replacement of campus underground steam lines; and replace underground domestic water, sanitary sewer, and storm lines. Because of delays in funding, continued deterioration of the existing infrastructure and the rapid growth of the campus, it has become necessary to complete the upgrade in one combined project to avoid a catastrophic failure of the respective systems. (C-PI)

CPAB Staff Notes

 - *Funding in the 2014-2016 budget was \$30,000,000 RF, and work was completed as planned. Funding in the current budget is \$55 million RF. That project has not been undertaken.*
 - *The university has spent approximately \$29 million to date replacing this failing campus infrastructure.*

5. Demolish Garrett Conference Center/Improve Site **\$7,000,000**

The existing building was built in 1951 and is located in the heart of the original campus. This building is slated to be demolished upon the completion of the Helm Library (WKU Commons) if it is in the best interest of the university. The Food Court in the Garrett Conference Center is the primary source of dining needs for the upper end of WKU's campus. The court has received very minor aesthetic upgrades over the years, while the utility and service conditions remain dilapidated. This project would address those needs and alleviate the persistent issues caused by the internal condition of this vital service area. This multi-phase, multi-year renovation or replacement project would address our state asset by upgrading/replacing the interior, exterior, and infrastructure for this building. (C-PI)

CPAB Staff Notes

- *In past capital plans, the university planned to renovate Garrett Conference Center (\$38 million RF/OT-P). However, the building is now past its useful life. After demolition, the space will be converted to green space.*

6. Renovate Raymond Cravens Library **\$40,300,000**

The project will provide the construction funds to completely renovate Cravens Library and provide for the modernization of this building. Cravens was built in 1969, is 48 years old, and has nine floors totaling 96,887 gross square feet. The VFA Facility Condition and Space Study indicates the library spaces are dated. There are no adequate group study rooms. Compact shelving can only be used in the basement level. The amount of user seating is less than most accepted targets would suggest. (C-PI)

CPAB Staff Notes

- *This project was included in WKU's last capital plan as Renovate Helm/Cravens Library, \$68,300,000. The project scope included two buildings: Helm Library (built 1931, four floors, 85,193 gsf), and Raymond Cravens Library (built 1969, nine floors, 96,887 gsf). The project scope has decreased due to a change in scope. The renovations will now encompass Cravens Library only.*

7. Renovate Ogden College of Science and Engineering Facility **\$75,800,000**

This project will address major infrastructure upgrades and extensive interior work within three facilities. These facilities - Environmental Science and Technology, Thompson Complex Central Wing, and the Industrial Education Building - were classified as in "Poor" condition in the higher education Facilities Condition Assessment by VFA in 2006. This project is a multi-phase, multi-year renovation project that will involve various types of improvements in the existing buildings, including modifications to spaces, equipment or building systems, and materials. Accommodations will also be made to address ADA accessibility that currently are not code compliant. (C-PI)

CPAB Staff Notes

- *Environmental Science and Technology was built in 1975 and has 104,258 square feet under roof. The 44-year-old building contains classrooms, offices, and teaching labs. Kelly Thompson Hall, a 117,967-square-foot, five-floor facility originally constructed in 1967 with minor interior renovations houses labs, classrooms, and offices for the chemistry, biology, astronomy, and physics departments. The Industrial Education Building was built in 1928 and this historic building should be preserved as part of the architectural value at WKU. The 23,976-gross-square-foot, three-floor facility houses more work ready classrooms and industrial labs spaces.*
- *This project was included in the university's last project as priority #4 with the same project scope.*

8. Renovate Potter College Arts and Letters Facilities **\$96,400,000**

This will address major infrastructure upgrades and extensive interior work. This project is a multi-phase, multi-year renovation project that will involve various types of improvements in the existing buildings including modifications to spaces, equipment, or building systems, and materials, including: fire safety-exits, emergency lighting, detectors, and alarm systems, and sprinklers, asbestos and lead paint abatement, air duct system cleaning, and lighting improvements. Accommodations will also be made to address ADA accessibility that currently are not code compliant.(C-PI)

CPAB Staff Notes

- *This project includes renovation of three buildings: Ivan Wilson Center Fine Arts Center, Henry Hardin Cherry Hall, and Gordon Wilson Hall. All three buildings were identified as "Poor" in the higher education Facilities Condition Assessment in 2006.*
- *The project was included in WKU's last capital plan as priority #5 with the same project scope.*

- 9 Renovate Academic Complex** **\$27,500,000**
 The project will completely renovate Academic Complex and provide the functional renovation of space to house the College of Health and Human Services which is currently scattered in various spaces across campus, and will also allow the more efficient use of space. This project will be multi-year, multi-phased depending on the source of funds and program planning need for the college. (C-PI)
- 10. Improve Life Safety Pool/Academic Buildings** **\$27,500,000**
 This project will involve various types of measures in existing buildings including modifications to spaces, equipment or building systems, and materials for the purpose of minimizing risks to human health and safety. (C-PI)
CPAB Staff Notes
 - *This project includes several buildings: Finley Grise Hall, Margie Helm Library, Cravens Library, Kentucky Library and Museum, Academic Complex, Ivan Wilson Fine Arts Center, and Henry Hardin Cherry Hall.*
- 11. Repair/Replace Roof at Center Research Development** **\$5,100,000**
 Repair/replace 105,991 square feet of modified bitumen roof and 148,938 square feet of EDPM single ply roof at the Center for Research and Development. May be multi-phase, multi-year project.(C-PI)
- 12. Capital Renewal Pool 2020-2022** **\$10,000,000**
 This project will repair, upgrade, and improve existing building systems that have exceeded their useful life; need to be upgraded to meet current building code requirements; or need to be upgraded due to current capacity having been exceeded by building occupant load. This project is needed to support the VFA, Inc. Final Facility Condition Assessment and Space Study Project. Potential pool projects include: exterior windows-\$1,000,000; boiler repairs-\$1,200,000; HVAC-\$1,300,000; roofing-\$1,800,000; pedestrian paving-\$1,200,000; roadways-\$1,800,000; life safety/controls-\$1,000,000; elevators-\$1,20,000; and other infrastructure and major maintenance as needed. (C-PI)
- 13. Renovate Kentucky Building** **\$17,500,000**
 This project will fund a functional renovation of the Kentucky Building. The project is expected to complete the renovation recommended by the 2006 VFA Facility Condition and Space Study: "The Kentucky Building needs fire code renovations. The storage rooms do not comply with current fire safety requirements. The Kentucky Museum is relatively large. There is currently storage in spaces that would make good gallery spaces. The museum could demonstrate added value through a programmatic concept showing how they could make use of additional exhibit spaces. There are mechanical and glazing issues." (C-PI)
- 14. Upgrade IT Infrastructure** **\$6,000,000**
 The purpose of this project is to upgrade the IT infrastructure to handle escalating bandwidth and enterprise storage demands resulting from increased enrollment, large data transfers, streaming media, proliferation of unstructured data, increased reliance on data analytics, and the addition of campus-wide wireless capability. While all of these initiatives have created new demands on our network, especially the network core, which must be addressed from a capacity standpoint, we have now reached a point where much of our critical equipment has reached end-of-life and must be replaced just to ensure network and systems reliability. (IT)
- 15. Renovate Central Heat Plant** **\$5,100,000**
 On March 21, 2011, the Environmental Protection Agency finalized its emissions rule for industrial, commercial, and institutional boilers and process heaters, known as the Industrial Boiler Maximum Achievable Control Technology (MACT) standard. WKU retired two permitted coal-fired boilers, replaced them with natural gas boilers, and achieved compliance with the EPA Boiler MACT regulations as required by March 21, 2014. This renovation of the central steam plant is necessary to complete this transformation. (C-PI)

16. Renovate Jones Jagers Interior **\$1,000,000**
 Renovation to the existing Jones-Jagers School, which is aging in all aspects and in need of repairs. Should budget allow, a classroom addition would be constructed to aid in the current lack of space for the infants and toddlers. (C-O)

17. Construct Tertiary Data Center **\$1,500,000**
 Construct a tertiary data center greater than 25 miles from Bowling Green Campus. (C-O)

2022-2024

Construct School of Kinesiology	\$16,000,000
Renovate Agriculture Expo Center	18,200,000
Renovate Horse Barns Agriculture Expo	1,800,000
Renovate PS1 Ground Level/Facilities Management	10,800,000
Renovate Service Supply Building	11,500,000

2024-2026

Construct WKU Owensboro Phase 2	\$15,300,000
Construct South Region Postsecondary Education Center Phase 2	15,000,000
Renovate Jones Jagers Hall	11,400,000

WESTERN KENTUCKY UNIVERSITY
Proposed Project Involving Agency Bonds
(amounts in **bold** are the total budget)

2020-2022

(Projects listed by agency priority; descriptions are from the agency submission)

- 1. Construct Parking Structure IV** **\$25,000,000**
WKU would like to construct a new 1000-space parking garage on the north end of campus. With the increase of development on this end of campus, the need for more parking is apparent. In the last several years, the university has expanded toward the downtown area. This parking garage would accommodate commuter parking, resident parking, event, and visitor parking. This project is consistent with current and past master planning documents and reports. (C-O)

WESTERN KENTUCKY UNIVERSITY
Proposed Projects NOT Involving the General Fund

The projects listed below are funded with a source other than state general funds. Funding sources include private funding (OT-P), restricted funds (RF), or long-term financing (OT-LTF).

2020-2022

<u>Project Title</u>	<u>Total Budget</u>	<u>Fund Sources</u>
Acquire FF and E Diddle Arena	\$3,000,000	OT-P
Acquire FF and E Equipment Pool 2020-2022	3,000,000	RF
Add Club Seating at Diddle Arena	3,000,000	OT-P
Construct Baseball Grandstand	4,500,000	OT-P
Construct Football Pressbox	5,200,000	OT-P
Construct Indoor Athletic Training Facility	20,000,000	OT-P
Construct South Plaza	3,600,000	OT-P
Demolish Foundation Building/Improve Site	3,000,000	OT-P
Energy Saving Performance Contracting 2020-2022	10,000,000	OT-LTF
Expand Track and Field Facilities	4,700,000	OT-P
Purchase Property for Campus Expansion 2020-2022	3,000,000	RF
Purchase Property/Parking and Street Improve 2020-2022	3,000,000	RF
Remove and Replace Student Housing at Farm	1,500,000	OT-P
Renovate Improve Softball Complex	3,500,000	OT-P
Renovate and Expand Clinical Education Complex	8,000,000	OT-P
Renovate and Expand Innovation Campus (CRD)	80,000,000	OT-P
Renovate CRD Phase 1	6,000,000	RF
Renovate Police Department	2,000,000	RF
Renovate South Campus	5,000,000	RF
Renovate State/Normal Street Properties	1,500,000	RF
Renovate Tate Page Hall	1,200,000	RF

2022-2024

Construct Science Gallery	\$3,400,000	OT-P
Purch Property for Campus Expansion 2022-2024	3,000,000	RF
Purchase Property/Parking and Street Improvement 2022-2024	3,000,000	RF
Renovate and Expand Intramural Sports Complex	11,800,000	OT-P
Renovate and Expand Student Intramural Recreation Facility at PHAC	20,000,000	OT-P

2024-2026

Purchase Property for Campus Expansion 2024-2026	\$3,000,000	RF
Purchase Property/Parking and Street Improvement 2024-2026	3,000,000	
Renovate CRD Phase 2	15,000,000	RF

WESTERN KENTUCKY UNIVERSITY
Quarterly Status Report - Current Capital Projects

Project Title	Authorization	Status	Percentage Complete
Construct Parking Structure III	2016-2018	Complete/Closed Out	100
Renovate or Replace Garrett Conference Center	2018-2020	Design/Phase A	
Renovate Helm/Cravens Library	2018-2020	Design/Phase B	
Install Bike Paths	2008-2010	In Construction	85
Raymond Cravens Library/Helm Library Building Envelope (Sub-project: Phase 3)	Pool	In Construction	98
Renovate Science Campus Phase 4 (Sub-project: Renovate Thompson Complex Center Wing)	2014-2016	In Construction	98
Upgrade Underground Infrastructure	2018-2020	Planning	