

CAPITAL PLANNING ADVISORY BOARD

2020-2026 Agency Capital Plan

Staff Analysis and Comments

INSTITUTION:

University of Louisville

OVERVIEW

The University of Louisville (UofL) offers bachelor's, master's, and doctoral degree programs through 12 schools and colleges. With an enrollment of over 22,000, the university's academic programs attract students from every state and from all over the world.

The university's mission is to be a premier, nationally recognized metropolitan research university that promotes intellectual, cultural, and economic development of diverse communities and citizens through the pursuit of excellence in five interrelated strategic areas: educational experience; research; creative and scholarly activity; accessibility, diversity, equity, and communication; partnerships and collaborations; and institutional effectiveness of programs and services.

PROPERTY/FACILITIES

The University of Louisville (UofL) is a state-supported metropolitan university located in Kentucky's largest city. The 409-acre Belknap Campus houses eight of the university's 12 colleges and schools along with a child care center. The Health Sciences Center, 62 acres, is in Louisville's downtown medical complex and houses the university's health-related schools, the Clinical and Translational Research Building, as well as UofL Hospital. The 235-acre Shelby Campus located in eastern Jefferson County, houses the National Crime Prevention Institute, the Division of Distance and Continuing Education, and the Center for Predictive Medicine. A research park, which will promote integration of academic and clinical applications with economic development, is planned. Now under the leadership of President Dr. Neeli Bendapudi, the university's academic programs attract students from every state and all over the world. Our enrollment exceeds 22,000 students.

House Bill 1, the commonwealth's Postsecondary Education Reform legislation, calls for UofL to be recognized as a nationally ranked metropolitan research university. The university embraces this charge and has responded through focused strategic planning "The 2020 Plan" by establishing goals with prioritization of resources. The university's mission is to be a premier, nationally recognized metropolitan research university with a commitment to the liberal arts and sciences and to the intellectual, cultural, and economic development of our diverse communities and citizens through the pursuit of excellence in five interrelated strategic areas: (1) Educational Experience, (2) Research, Creative, and Scholarly Activity, (3) Accessibility, Diversity, Equity, and Communication, (4) Partnerships and Collaborations, and (5) Institutional Effectiveness of Programs and Services.

Moving forward, the 21st Century University Initiative will emphasize student success by providing the support and services students need to move seamlessly through the curriculum while embedding engagement, international experience, research opportunities, and the use of technology related to the student's academic discipline.

PROPOSED PROJECTS – Financial Summary

	<u>2020-2022</u>	<u>2022-2024</u>	<u>2024-2026</u>	<u>Total</u>
Funding by Source				
General Fund	\$100,000,000	\$0	\$0	\$100,000,000
Restricted Funds	738,988,578	179,650,165	154,414,583	1,073,053,326
Agency Bonds	159,770,455	22,300,000	0	182,070,455
Other Cash	<u>232,241,865</u>	<u>77,150,000</u>	<u>50,000,000</u>	<u>359,391,865</u>
Total	\$1,231,000,898	\$279,100,165	\$204,414,583	\$1,714,515,646

Funding by Project Type				
Construction - Other	21	6	4	31
Construction - PIP	52	5	8	65
IT	<u>7</u>	<u>1</u>	<u>0</u>	<u>8</u>
Total	80	12	12	104

PIP - Protect Investment in Plant

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

Branch:
Cabinet/Function:
Agency/Institution:

Executive Branch
Cabinet for Postsecondary Education
University of Louisville

The University of Louisville (UofL) recently completed four major capital construction projects: construction of the Belknap Academic Classroom Building, renovation and expansion of Swain Student Activities Center, constructing Pediatric Medical Office Building, and expanding Cardinal Football Stadium. Each project will satisfy an important university need through the enhancement of student learning, campus life experience, and clinical capabilities. All four projects also support UofL as it seeks to achieve its mandate to be a nationally recognized metropolitan research university.

Over the six-year horizon of the attached 2020-2026 plan, UofL proposes an ambitious collection of capital investments that will improve the quality and performance of our existing facilities portfolio, as well as construct new facilities that further contribute to our core mission of academic, research and clinical excellence.

To realize these projects, UofL continues to explore a variety of funding sources including philanthropic gifts, federal grants, agency bonds and restricted funds, along with requesting funding by the state. UofL will also pursue these goals while recognizing the critical importance of maintaining an affordable cost of attendance for Kentucky students. For the top two institutional capital investment priorities listed below, the university requests state general fund support to make these projects possible.

Priority 1: Upgrade STEM Instruction Buildings for \$50,000,000. This project will renovate and upgrade classrooms, instruction laboratories, student support space, and faculty offices in the Life Science, Natural Science, Chemistry, and Speed School of Engineering buildings. The goal of these improved facilities is to support the increased production of graduates in STEM fields to address important labor needs in the commonwealth.

Priority 2: Capital Renewal, Replacement and Upgrade Pool for \$100,000,000. UofL believes the modernization of existing facilities supports the growth of our student population, as well as retention and progression of students toward credential or degree completion. Pool authorization will allow implementation of traditional deferred maintenance/capital renewal projects for building system assets that have reached or exceeded their life expectancy, including those that have experienced complete failure and/or may cause collateral damage to other building systems or equipment. Examples of projects to be implemented with the authorization include building security and life safety system upgrades, replacement of deficient mechanical/electrical/plumbing systems, technology enhancements, room replacements, elevator upgrades, or renewal of interior finishes. UofL proposes a 50 percent/50 percent match of state general funds and agency bonds to fund this project during the 2020-2022 biennium.

In addition to these two capital investment priorities, for which UofL requests state general fund support, we plan to advance several other critical initiatives, as detailed below.

Renovation and Adaptation Project for Various Buildings for \$50,000,000. Pool authorization will allow renovation and space adaptation projects to be implemented to any university building on the Belknap, Health Sciences Center (HSC) or Shelby Campus. Typical project types include, but not limited to, critical improvements to general-purpose classrooms, laboratory classroom, research, library, residential, parking, athletic, and recreational space to advance the university's 21st Century Initiative and also move the university's strategic plan forward.

Renovate School of Medicine Building 55A for \$42,000,000. This project will be a phased renovation of the Building 55A for research labs, lab support, and general office requirements for the School of Medicine on the HSC campus. Building 55A provides 14 floors of 177,250 gross square feet of space that supports the university's expanding research activities. Project scope includes reconfiguring the interior floor plans to increase space use efficiency, as well as completely replacing and upgrading mechanical/electrical/plumbing

systems and particular emphasis on improving the energy efficiency of the building. All laboratory casework furnishing will also be replaced. Current plans anticipate renovation of two floors at a time as funds become available during the next six years.

Renovate HSC Instructional and Student Service Space for \$20,000,000. Instruction spaces to be renovated and upgraded with this project include improvements to general-purpose classrooms, gross anatomy lab, simulation suites, and fresh tissue lab. Several student service administrative units will be upgraded and consolidate with the School of Medicine, stack space in Kornhauser Library will be converted to student study and work areas.

Regional Biocontainment Lab Pressurization Upgrade for \$10,868,707. This project will replace and upgrade the room-to-room pressurization control at Regional Biocontainment Lab on Shelbyhurst Campus, a facility that focuses on the improvements of human health through infectious agent research.

UNIVERSITY OF LOUISVILLE
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. Upgrade STEM Instruction Building **\$50,000,000**

This project will renovate and upgrade classrooms, instructional laboratories, and student support space in the Life Science, Natural Science, and Chemistry buildings. Also included in this project is substantial new construction and major renovation projects for buildings supporting the Speed School of Engineering. The additional buildings will include WS Speed, JB Speed, Ernst Hall, Sackett Hall, Duthie Center, and Vogt. (C-PI)

CPAB Staff Notes

- *This project is authorized in the current budget (\$50 million RF); however, the funding is not available to undertake it.*
- *The VFA study estimated the capital renewal needs for the Life Science, Natural Science, and Chemistry buildings to be in excess of \$42 million combined. The Life Sciences Building and the Natural Science Building, received a facilities condition index (FCI) rating of 48 and 56 percent, respectively. An FCI of greater than 10 percent indicates a building is in poor condition. The Chemistry Building was constructed in 1981, and the VFA study deemed it to be in fair overall condition.*
- *The scope of work will include renovations and replacement upgrades to laboratory casework, fume hoods, classroom furniture, instructional technology, and interior finishes. Improvements are also planned for the mechanical, electrical, and plumbing systems, and building infrastructures that support these various space types.*

2. Capital Renewal Replace and Upgrade Pool **\$100,000,000**

This pool authorization will allow implementation of traditional deferred maintenance/capital renewal projects for building system assets that have reached or exceeded their life expectancy or have simply failed completely and are causing or may cause collateral damage to other building systems or equipment. (C-PI)

CPAB Staff Notes

- *This project would include \$50 million GF and \$50 million AB. The project was authorized in the 2016-18 Executive Budget (\$35 million RF), but the funding was not available to undertake it. The project was not reauthorized in the 2018-20 budget.*
- *Authorization of this project would eliminate the need for two projects planned for the 2020-22 biennium: Renovate Chemistry Fume Hoods Redesign Phase 2, \$9,750,000 RF, and Regional Biocontainment Lab Pressurization Upgrade, \$10,868,707 RF*
- *Deferred maintenance/capital renewal requirements at the University of Louisville continues to be a major building performance issue and significant financial need. The VFA study quantified UofL's five-year capital renewal needs at \$408 million and 15-year capital renewal needs at \$736 million.*
- *Authorization of this project will allow implementation of traditional deferred maintenance projects such as roof replacements, elevator upgrades, renewal of interior finishes, building security and life safety system upgrades, mechanical and electrical system upgrades, etc, in many university buildings on the Belknap, Health Science Center, or Shelby Campus. Potential projects established from this pool will not exceed the capital project threshold of \$1 million.*

**The university has no general fund projects planned beyond the 2020-22 biennium.*

UNIVERSITY OF LOUISVILLE
Proposed Projects Involving Agency Bonds
(amounts in **bold** are the total budget)

2020-2022

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

- 1. Capital Renewal Replace and Upgrade Pool** **\$100,000,000**
This pool authorization will allow implementation of traditional deferred maintenance/capital renewal projects for building system assets that have reached or exceeded their life expectancy, and in cases have simply failed completely and are causing or may cause collateral damage to other building systems or equipment. (C-PI)
- 2. Demolish and Replace Miller Resident Hall** **\$34,934,074**
This project will demolish the 271-bed Miller Resident Hall and replace it with a new 450-bed resident hall. (C-O)
- 3. Demolish and Replace Threlkeld Resident Hall** **\$34,836,381**
This project will demolish Threlkeld Resident Hall and build a new 450-bed dorm. This will increase the number of beds from 242 to 480 on the Belknap Campus. (C-PI)
- 4. Construct College of Business Building** **\$120,000,000**
This project will construct a new 200,000-gross-square-foot building for the College of Business to house current and expanded programs and operations. (C-O)

2022-2024

1. Renovate Unitas Resident Hall \$22,300,000

UNIVERSITY OF LOUISVILLE
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).

Project Title	Project Budget	Fund Sources
<u>2020-22</u>		
Basketball/Lacrosse Practice Facility Expansion	\$10,000,000	OT-P
Belknap West Campus Parking Garage	34,228,100	RF
Capital Renewal for Athletic Venues	7,500,000	OT-P
Cardinal Stadium WiFi	2,000,000	OT-P
Construct Artificial Turf Field for Intramural	1,215,000	RF
Construct Athletic Grounds Building	1,550,000	OT-P
Construct Athletics Office Building	7,500,000	OT-P
Construct Belknap 3rd Street Improvements	2,180,000	RF
Construct Belknap Century Corridor Improvement	1,250,000	RF
Construct Belknap Stormwater Improvements	5,000,000	RF
Construct Athletic Equipment and Apparel Storage	1,200,000	OT-P
Construction Dormitory Students and Athletes	17,201,865	OT-P
Construct Multidisciplinary Engineering Building #1	65,000,000	RF
Construct Plant Based Pharmaceutical Research Facility	1,700,000	RF
Construct Practice Bubble	2,500,000	OT-P
Construct Speed School Utility Infrastructure Upgrade	20,275,000	RF
Expand Marshall Center Complex	5,000,000	OT-P
Expand Jim Patterson Stadium	9,500,000	OT-P
Expansion Ulmer Softball Stadium	2,000,000	OT-P
Expansion Wright Natatorium	10,000,000	OT-P
Expansion Auto Book Storage Retrieval System	4,900,000	RF
Guaranteed Energy Savings Contract	10,000,000	RF
Improve Housing Facilities Pool	10,000,000	RF
Law School HVAC	6,714,252	RF
Lease Housing Facilities	10,000,000	RF
New Football Practice Field Lighting	1,330,000	OT-P
Public/Private Partnership Residence Hall	51,000,000	OT-P
Purchase Computer Processing System and Storage	2,000,000	RF
Purchase Content Management System	4,000,000	RF
Purchase Fiber Infrastructure	3,500,000	RF
Purchase Identity Management	2,000,000	RF
Purchase Networking System	8,000,000	RF
Purchase Research Computing Infrastructure	7,000,000	RF
Purchase Security and Firewall Infrastructure	3,000,000	RF
Purchase Housing Facilities	75,000,000	RF
Purchase Land	15,000,000	RF
Regional Biocontainment Lab Pressurization Upgrade	10,868,707	RF
Renovate Bass Rudd Tennis Center	3,000,000	OT-P
Renovate Belknap Physical Plant Building	2,000,000	RF
Renovate Cardinal Football Stadium	3,000,000	OT-P
Renovate Cardinal Park	1,000,000	OT-P

Renovate Chemistry Fume Hood Redesign Phase 2	9,750,000	RF
Renovate Chemistry Teaching Labs/Auditorium	3,960,000	RF
Renovate College of Business Classrooms	2,000,000	RF
Renovate College of Education HVAC Upgrade	5,456,000	RF
Renovate Dental School Administrative Space	1,000,000	RF
Renovate Ekstrom Library	57,200,000	RF
Renovate Flexner Way Mall	2,500,000	RF
Renovate Garvin Brown Boathouse	1,000,000	OT-P
Renovate Life Sciences Building Vivarium	3,470,767	RF
Renovate Marshall Center	1,000,000	OT-P
Renovate Miller Hall Infrastructure	1,500,000	RF
Renovate Natural Science Building	30,000,000	RF
Renovate New Vivarium in 55A building	8,000,000	RF
Renovate Parking Structures	3,600,000	RF
Renovate Resurface and Repair Parking Lot	2,500,000	RF
Renovate School of Medicine Building 55A	42,000,000	RF
Renovate Speed School Research Building	5,000,000	RF
Renovate Threlkeld Hall Infrastructure	19,925,421	RF
Renovate Wright Natatorium	2,000,000	RF
Renovate and Expand J.B. Speed Building	18,700,000	RF
Renovate HSC Instructional and Student Services Space	20,000,000	RF
Renovation Golf Club Shelby County	1,000,000	OT-P
Renovation Lynn Soccer Stadium	1,000,000	OT-P
Renovation Thornton's Academic Center	1,000,000	OT-P
Renovation Trager Football Practice Facility	1,000,000	OT-P
Renovation Vivarium Facilities	75,000,000	RF
Renovation and Adaption Projects for Various Buildings	50,000,000	RF
Renovations Patterson Baseball Stadium	1,000,000	OT-P
Replace Artificial Turf Field III	1,250,000	OT-P
Replace Artificial Turf Field IV	1,250,000	OT-P
Replace Electronic Video Boards	2,000,000	OT-P
Replace Papa John's Stadium Seat Replacement	5,460,000	OT-P
Shelbyhurst Academic Building and Conference Center	50,595,331	RF
Vivarium Equipment Pool	20,000,000	RF

2022-2024

Construct Shelbyhurst Technology Center/Conference Facility	\$20,500,000	OT-P
Construct Shelbyhurst Technology/Office Building	43,050,000	OT-P
Construct Multidisciplinary Engineering Building #2	48,202,530	RF
Expand School of Public Health and Information Sciences	11,600,000	RF
Expand and Renovate College of Education Building	59,250,000	RF
Purchase Next Generation/ERP Support System	15,000,000	RF
Renovate Burhans Hall	18,000,000	RF
Renovate Patterson Hall	2,697,635	RF
Renovate Schneider Hall	21,800,000	RF

2024-2026

Construct Belknap Center Place Plaza	\$8,840,000	RF
Construct Intramural Field Complex	7,780,000	RF
Construct Shelbyhurst Research and Development Building	50,000,000	OT-P
Renovate Belknap Playhouse	5,500,000	RF
Renovate Dougherty Hall	9,250,000	RF
Renovate Founders Union Building	17,000,000	RF
Renovate HPES/Studio Arts Building	9,850,000	RF
Renovate Law School	50,000,000	RF
Renovate Oppenheimer Hall	4,500,000	RF
Renovate W.S. Speed Building	5,882,207	RF
Renovate and Expand Sackett Hall	24,894,376	RF
Shelby Campus Parking Garage	10,918,000	RF

UNIVERSITY OF LOUISVILLE
Quarterly Status Report - Current Capital Projects

Project Title	County	Authorization	Status	Percentage Complete
Construct Belknap 3rd Street Improvements	Jefferson	2018-2020	Design/Phase A	
Construct Belknap Classroom/Academic Building	Jefferson	2014-2016	In Construction	95
Construct College of Business Building	Jefferson	2018-2020	Planning	
Construct Herman and Heddy Kurz Visitors Center	Jefferson	CPBOC 10/2015	In Construction	95
Construct Television Broadcast/Production Studio and Renovate Associate Network	Jefferson	Other	Complete/In Warranty	100
Demolish and Replace Miller Resident Hall	Jefferson	2018-2020	Planning	
Expand Papa John's Stadium/Football Complex	Jefferson	2016-2018	In Construction	98
Expand and Renovate Student Activities Center	Jefferson	Other	In Construction	95
Public/Private Partnership Residence Hall	Jefferson	2018-2020	Planning	
Purchase Electronic Video Boards	Jefferson	2016-2018	Complete/In Warranty	
Purchase Security and Firewall Infrastructure	Jefferson	2016-2018	Complete/In Warranty	100
Regional Biocontainment Laboratory Pressurization Upgrade	Jefferson	2018-2020	Planning	
Renovate and Expand J.B. Speed Building	Jefferson	2018-2020	Planning	
Renovate Belknap Physical Plant Building	Jefferson	2018-2020	Planning	
Renovate Ekstrom Library (Sub-project: Phase 3 3rd floor)	Jefferson	2018-2020	Design/Phase C	
Renovate School of Medicine Building 55A	Jefferson	2018-2020	Planning	
Renovate Vivarium Facilities	Jefferson	2018-2020	Planning	
Replace Electronic Video Boards	Jefferson	2018-2020	Complete/In Warranty	100
Replace Parking Services Hardware and Software	Jefferson	2018-2020	Complete/In Warranty	
Resurface and Repair Parking Lots	Jefferson	2018-2020	Planning	
Resurface Track and Cardio Path	Jefferson	2016-2018	Complete/In Warranty	80