

CAPITAL PLANNING ADVISORY BOARD

2022-2028 Agency Capital Plan

Staff Analysis and Comments

INSTITUTION:

Eastern Kentucky University

OVERVIEW

Eastern Kentucky University (EKU) traces its roots to 1874 with the founding of Central University in Richmond, Kentucky. In 1906, EKU was established as a comprehensive institution created by KRS and governed by a Board of Regents (KRS 164.310). It is statutorily charged (KRS 164.295) with providing, upon approval by the Council on Postsecondary Education (CPE), associate, baccalaureate, specialist, master's and doctoral degrees. In 2008, the university introduced its first doctoral program, the Doctor of Education (Ed.D.) in Educational Leadership and Policy Studies, and awarded its first doctoral degree in 2010. Since that time, EKU has added doctoral degrees in Nursing Practice (DNP), Occupational Therapy (OTD) and Clinical Psychology (Psy.D.). The university is also charged with conducting research and service programs directly related to the primary needs of its service region, which comprises 22 counties in central and southeastern Kentucky.

The university fulfills its academic mission through its six academic colleges: Arts, Letters, and Social Sciences; Science, Technology, Engineering and Math (STEM); Business; Education; Health Sciences; and Justice and Safety. In cooperation with Academic Affairs, the Office of Regional Stewardship coordinates the extension of programs and services beyond the main campus at Richmond. The Office of University Programs supports university-wide interdisciplinary academic programs that promote student success and faculty development. A faculty of approximately 650 includes instruction on the main campus at Richmond, at extended campuses in Corbin and Manchester, Hazard, and Lancaster's learning centers.

PROPOSED PROJECTS – Financial Summary

Funding by Source	<u>2022-2024</u>	<u>2024-2026</u>	<u>2026-2028</u>	<u>Total</u>
General Funds	\$371,050,000	\$59,450,000	\$0	\$430,500,000
Restricted Funds	145,000,000	23,000,000	34,000,000	202,000,000
Federal Funds	2,200,000	0	0	2,200,000
Agency Bonds	25,000,000	31,700,000	164,000,000	220,700,000
Other Cash	74,755,000	30,000,000	0	104,755,000
Other LTF	<u>70,000,000</u>	<u>0</u>	<u>0</u>	<u>70,000,000</u>
Total	\$688,005,000	\$144,150,000	\$198,000,000	\$1,030,155,000

No. of Projects by Type	<u>2022-2024</u>	<u>2024-2026</u>	<u>2026-2028</u>	<u>Total</u>
Construction - Other	11	3	1	15
Construction - PIP	12	3	3	18
Equipment	3	0	0	3
IT	<u>3</u>	<u>0</u>	<u>0</u>	<u>3</u>
Total	29	6	4	39

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

LTF - Long Term Funding

PIP - Protect Investment in Plant

**2022-2028 CAPITAL PLAN
PLAN OVERVIEW
FORM SYP-P1**

Branch:
Cabinet/Function:
Agency/Institution:

Executive Branch
Cabinet for Postsecondary Education
Eastern Kentucky University

Major projects completed since the last submittal of the six-year plan include the Powell Student Center renovation and construction of the new Student Recreation Center as part of the previously authorized Construct Student Life Facilities capital project.

Projects that are currently underway at Eastern Kentucky University include additional aviation asset acquisition and planning for the expansion of the aviation instructional facility.

Also underway are continued projects that are directly related to student life at Eastern Kentucky University. Projects completed include the aforementioned Student Center renovation and new Student Recreation Center as well as a current project underway for the pedestrian bridge over the Eastern Bypass. The renovated Student Center and the Student Recreation Center were funded with agency bonds and serviced with a dedicated \$150 per student/per semester special-use fee implemented and approved by the student body.

Requests appearing again in the six-year plan include the Construct Academic Complex, a new Model Laboratory School, and continued reinvestment in the existing facility footprint via a series of related extensive deferred maintenance projects. The university's top priority state general fund project for the upcoming biennium is the Construct Academic Complex.

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

2022-2024

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

- 1 Construct Academic Complex** **\$100,000,000**

This project will construct and consolidate academic-use classroom, lab and office space, currently housed in several buildings on campus, into a single complex, designed to provide an opportunity to study in modern classrooms, experience modern methodologies, and have opportunities for research. Potential additional services include building a new student health center. This facility will also provide an energy efficient environment. (C-O)

CPAB Staff Notes

 - *Funding sources include \$97 million GF and \$3 million private funds-cash.*
 - *This project was EKU's number two priority in their last capital plan. Construction costs were updated from \$94 million to the current request to reflect minimal increase assumptions.*
 - *The university reports that should this new construction occur, spaces in the Bert Combs building will be taken offline for renovation and the Wallace Building will likely be demolished. Programs currently housed in substandard space in the Miller Beckham McCreary buildings which are not disability-accessible, and which suffered mold damage in fall 2018 from intensifying rain storms, may be relocated to Combs and this new building; additionally, the classrooms that are currently located in the basement of those buildings can be abandoned.*

- 2 Construct New Model Laboratory School** **\$90,000,000**

This project will construct a new Model Laboratory School. The Donovan Building that serves the Model Laboratory School was originally constructed in 1961. (C-PI)

CPAB Staff Notes

 - *The current facility is 117,480 square feet; a replacement facility of 180,000 to 200,000 square feet would service the current school population, roughly 700 students, with room to expand for roughly 200 to 500 more students over time.*

- 3 Capital Asset Renewal Match Pool** **\$35,000,000**

This project provides general fund bond funds to address prioritized critical asset infrastructure needs as documented by the FY20 CPE facility study. (C-PI)

CPAB Staff Notes

 - *Potential projects that may be considered for pool funding include the following: Demolish Building Pool, \$40 million; Commonwealth Hall Partial Repurposing and Renovation, \$6 million; Steam Lines Upgrades, \$10 million; and Renovate Whalen Complex, \$27.5 million. The pool allocations are estimates and, at this point, exceed the \$35 million request. Upon final authorization of pool funding, a prioritized project list will be developed and finalized.*

- 4 Renovate Alumni Coliseum** **\$72,350,000**

This is a complete renovation and modernization of Alumni Coliseum, a multi-purpose building which includes the university's basketball/volleyball arena, auxiliary gymnasias, indoor and outdoor pools, and classrooms. (C-PI)

CPAB Staff Notes

 - *Funding sources include \$31,350,000 GF, \$5 million RF, \$25 million AB, and \$11 million cash.*
 - *Alumni Coliseum was built in 1963 and contains 152,856 square feet. It is used as a classroom building, as recreational space, as an intercollegiate athletic venue, and as a site for concerts and convocations. It is in good structural condition, but needs complete modernization and renovation. The project will include a complete renovation and upgrade of the facility and will include the overhaul of mechanical and electrical systems and the refurbishing of all interior spaces, including the main arena. Acoustical issues will be addressed, and modern multi-media capabilities will be added. This project will completely modernize Alumni Coliseum. The building will remain on the university's central heat plant and will be air-conditioned electrically. The programs of the university utilizing this facility will be enhanced by the renovation, and the project will expand the university's opportunities for economic development, entertainment, and community involvement.*

5 Renovate Moore, Memorial, Roark Buildings **\$75,000,000**

This project will renovate or replace the Moore Science, Memorial Science and Roark Buildings. This renovation will include all HVAC systems, building envelope and interiors. The renovation or replacement will provide for modern energy efficient classroom, lab and office spaces. Before renovations begin, a cost and feasibility study will be conducted to determine whether it is more practical to raze and replace Moore or renovate it. Factors to be considered will include cost of renovation compared to replacement, ability to efficiently use the space after a renovation and energy consumption. (C-PI)

CPAB Staff Notes

- This project was included in EKU's last capital plan (priority #5) at a scope of \$40 million. Since 2019, estimates for construction have increased from \$34,414,000 to \$64,414,000; and estimates for design, equipment, and contingency increased from \$5,586,000 to \$10,586,000.
- The Moore Building is no longer suited for continued use as a venue for science instruction. Laboratories in the building have inadequate heating and cooling, inadequate ventilation, insufficient power, and do not allow for the use of modern audio and visual aids. The renovated space in the Moore Building or the replacement of the building will serve as a social science building housing the departments of anthropology, sociology and social work, economics, government, and history.
- The Moore Building was built in 1968 and contains 115,474 square feet. The most recent renovation was 1983. Memorial Science Building was constructed in 1952 and contains 28,926 square feet. The facility was last renovated in 1978. The Roark Building was constructed in 1909, and contains 19,000 square feet. The most recent renovation was 1983. Moore is now offline, it is physically connected to Memorial Science Building (still in use) and Memorial is connected to Roark (still in use).

6 Renovate Whalen Complex **\$27,500,000**

Three buildings comprise the Whalen Complex: the Gibson Building (27,610 square feet and completed in 1962); the Fitzpatrick Building (35,403 square feet, 1939); and the Ault Building (34,367 square feet, 1962). This project will make fire safety and handicapped access improvements and add a high bay construction technology lab in addition to general refurbishing. Fire safety and ADA improvements will include sprinklers, smoke detectors, fire alarm systems, ventilation, and related improvements as necessary; and restroom door expansion, restroom expansion, a first floor ramp, and an elevator for other floors. (C-PI)

CPAB Staff Notes

- The project includes \$2 million in private funding (cash) and \$25.5 million GF.

7 Renovate and Upgrade Heat Plant **\$14,000,000**

EKU's Central Heat Plant was constructed in 1909 and has undergone several renovations between original construction and the present. However, the boiler equipment and associated emissions control equipment are obsolete and dilapidated in spite of several years of concerted effort to keep it operational. This project will replace two coal fired boilers that were originally installed in 1960 and 1964 with modern equipment that allows more efficient and clean operation. (C-PI)

CPAB Staff Notes

- The project includes \$7 million RF and \$47 million GF.

8 Renovate Mechanical Systems Pool 2022-2024 **\$20,000,000**

This pool will fund replacement of major mechanical components such as air handlers, pumps, chillers, variable air volume boxes, control systems, control and hydronic piping for projects costing in excess of \$1,000,000. (C-PI)

CPAB Staff Notes

- The project includes \$10 million RF and \$10 million GF.

9 Lease - Aviation **\$200,000**

This project is a lease of existing and additional aircraft required to potentially avail EKU of a federal grant match to support EKU's aviation program. (EQ)

2024-2026

Construct Health Sciences Building (near hospital)	\$33,150,000
Renovate Bert Combs Building	26,300,000

EASTERN KENTUCKY UNIVERSITY
Proposed Projects Involving Agency Bonds
(Projects listed by agency priority)

2022-2024

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

- | | | |
|----------|---|---------------------|
| 1 | Renovate Alumni Coliseum | \$72,350,000 |
| | Renovation and modernization of Alumni Coliseum, a multi-purpose building which includes the university's basketball/volleyball arena, auxiliary gymnasias, indoor and outdoor pools, and classrooms. Funding sources are \$31,350,000 GF, \$5 million RF, \$25 million AB, and \$11 million cash. (C-PI) | |

2024-2026

- | | | |
|---|-------------------------------|--------------|
| 1 | Renovate Residence Hall | \$12,500,000 |
| 2 | Construct New Student Housing | \$19,200,000 |

2026-2028

- | | | |
|---|--|---------------|
| 1 | University Housing Auxiliary Finance Restructure | \$150,000,000 |
| 2 | Renovate Residence Hall | \$14,000,000 |

EASTERN 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 funds-cash (OT-P), restricted funds (RF), or long-term financing (OT-LTF).

2022-2024

Academic Computing Pool	\$8,000,000	RF
Additional University Services Space	2,500,000	RF/OT-P
Administrative Computing Pool	6,500,000	RF
Aviation Acquisition Pool	5,000,000	RF
Campus Data Network Pool	13,000,000	RF
Campus Infrastructure Upgrade	35,000,000	OT-LTF
Chemistry and Translational Research Pool	1,025,000	RF/OT-P
Commonwealth Hall Partial Repurposing and Renovation	6,000,000	RF
Construct Alumni & Welcome Center	20,000,000	OT-P
Construct EKU Early Childhood Center	10,000,000	RF
Construct Student Health Center	2,705,000	OT-P
Demolish Building Pool	40,000,000	RF/OT-P
Guaranteed Energy Savings Performance Contracts	25,000,000	OT-LTF
Innovation and Commercialization Pool	15,000,000	RF/OT-P
Miscellaneous Maintenance Pool 2022-2024	20,000,000	RF
Natural Areas Improvement Pool	825,000	RF
Property Acquisitions Pool	6,000,000	RF/OT-P
Repair/Replace Infrastructure/Building System Pool	20,000,000	RF
Scientific and Research Equipment Pool	7,400,000	RF/FF/OT-P
Steam Line Upgrades	10,000,000	OT-LTF

2024-2026

Construct University Hotel & Conference Center	\$30,000,000	OT-P
Miscellaneous Maintenance Pool 2024-2026	23,000,000	RF

2026-2028

Miscellaneous Maintenance Pool 2026-2028	\$24,000,000	RF
Upgrade and Improve Residence Halls	10,000,000	RF

CPAB ECU Funded Maintenance and Asset Preservation

<u>Fiscal Year</u>	<u>E&G O&M*</u>	<u>Ongoing Deferred Maintenance</u>	<u>Asset Preservation Fee Funded</u>	<u>Powell Renovation**</u>	<u>TOTAL</u>
2008	\$1,407,571	\$1,365,615			\$2,773,186
2009	1,425,249	2,849,110			4,274,359
2010	1,522,974	4,648,040			6,171,014
2011	1,543,233	4,800,764			6,343,997
2012	1,352,624	6,023,179			7,375,803
2013	1,380,940	7,790,849			9,171,789
2014	1,810,358	3,172,347			4,982,705
2015	1,684,387	3,237,799			4,922,186
2016	1,773,493	3,872,030			5,645,523
2017	1,854,564	3,221,464		212,800	5,288,828
2018	1,918,241	5,278,435		4,583,748	11,780,424
2019	1,351,192	11,263,239	178,202	11,906,089	24,698,722
2020	1,252,760	12,074,620	1,320,093	6,662,962	21,310,435
2021	1,138,236	5,559,607	1,270,266	520,363	8,488,472
TOTAL	\$21,415,822	\$75,157,098	\$2,768,561	\$ 23,885,961	\$123,227,442

*Operation and Maintenance includes only commodities, materials and physical improvements related to maintenance

** Funded from Special Use Fee generated agency bond issuance for the *Construct Student Life Facilities* authorization from HB 303, the 2016 Appropriations Act

EKU FY08-FY21

**Ongoing/Current Capital Projects
Eastern Kentucky University**

Project Title	Initial Auth	Status	Constr % Compl	Contract Compl
Campus Infrastructure Upgrade Approved pursuant to KRS 45.763	2020-2022	Awaiting Initiation by Agency		
Commonwealth Hall Partial Repurposing and Renovation	2020-2022	Awaiting Initiation by Agency		
Construct Alumni and Welcome Center	2020-2022	Awaiting Initiation by Agency		
* Construct Aviation/Aerospace Instructional Facility	2020-2022	Awaiting Initiation by Agency		
Construct Regional Health Facility	2020-2022	Awaiting Initiation by Agency		
Construct Student Health Center	2020-2022	Awaiting Initiation by Agency		
Construct Student Life Facilities	2016-2018	In Construction	91	12/31/21
Demolish Building Pool	2020-2022	Awaiting Initiation by Agency		
Improve Campus Pedestrian, Parking and Transport	2018-2020	Awaiting Initiation by Agency		
Innovation and Commercialization Pool	2020-2022	Awaiting Initiation by Agency		
Miscellaneous Maintenance Pool - 2020-2022	2020-2022	Awaiting Initiation by Agency		
Natural Areas Improvement Pool	2020-2022	Awaiting Initiation by Agency		
Property Acquisitions Pool	2020-2022	Awaiting Initiation by Agency		
Renovate Mechanical Systems Pool	2020-2022	Awaiting Initiation by Agency		
Repair/Replace Infrastructure/Building System Pool	2020-2022	Awaiting Initiation by Agency		
Replace and Renovate Student Housing Approved pursuant to KRS 45.763	2020-2022	Awaiting Initiation by Agency		
Residence Hall Renovation Pool	2020-2022	Awaiting Initiation by Agency		
Steam Line Upgrades Approved pursuant to KRS 45.763	2020-2022	Awaiting Initiation by Agency		
University Services Space Comments: Lead time and available materials delay due to COVID	2020-2022	In Construction	9	07/19/21
Upgrade and Improve Residence Halls	2020-2022	Awaiting Initiation by Agency		
Upgrade/Improve Athletics Facilities/Fields Pool Approved pursuant to KRS 45.763	2020-2022	Awaiting Initiation by Agency		

* indicates projects involving General Fund supported bonds or "state" cash (General Fund, Investment Income, Capital Construction Surplus, Contingency Fund, Emergency Fund, or Statewide Deferred Maintenance Fund).

QUARTERLY STATUS REPORTS - DATA ELEMENTS

Project Status is identified as one of the following:

- Pending Authorization - Is used in the first year of the biennium, when the project authorization is in the second year.
- Awaiting Initiation by Agency - This project has not yet been started. For court facilities, the Project Development Board has not yet been established. For HB 622 institutions, the institution has not yet initiated the project through its internal procedures. For other projects, the agency for which the project was authorized has not yet contacted the Finance and Administration Cabinet.
- Planning – For court facilities projects, in house activity after PDB established, but prior to A/E selection. For other projects, in-house activity prior to A/E selection; if the project is being financed from restricted, federal, or "other" funds, this category is not to be used until those funds have been awarded or received.
- A/E Selection - From the time the A/E solicitation is issued until A/E contract award is finalized.
- Design/Phase A - Schematic design.
- Design/Phase B - Design development.
- Design/Phase C - Construction document development.
- Bidding - From the time a solicitation for construction bids is issued until the bid closing date.
- Revising/Rebidding – Is used when bids have come in over budget and the project is being redesigned or value engineered or is in the process of being re-bid.
- Awarding Contract - From bid closing date until construction contract is finalized.
- Construction/Multiple Bid Packs - For projects that have multiple bid packages. It is used only after at least one of the bids has been awarded and construction is underway. After all bid packs have been awarded, the Status changes to "In Construction."
- In Construction - From award of construction contract until substantial completion.
- CPBOC – Project approved by the Capital Projects and Bond Oversight Committee, a statutory committee of the Kentucky General Assembly.
- Complete/In Warranty - Certification of substantial completion has been received from the A/E and the contractor warranty period has not yet expired.
- Complete/Closed Out - Project is complete, the warranty period has expired, and the project account has been closed.
- Complete/Not Closed Out - The scheduled closeout date for the project account has been exceeded (13 months after substantial completion), but the project account has not yet been closed.
- Cancelled - A decision has been made that the project will not or cannot be undertaken and if a project account was established, that account has been closed.
- Combined Authorities - Used when combined authorities have been reported to the Capital Projects and Bond Oversight Committee. The project name under which the status is reported will be identified in the comments line.
- Multiple Subprojects - Used if a single project authorization is being implemented as two or more subprojects, each of which should be tracked separately for more accurate status reporting. The status is reported for the individual subprojects.
- Other - Use of this category is explained in the Status Comments field.
Pool – Project established with an allocation from the agency's maintenance pool and reviewed and/or approved by the Capital Projects and Bond Oversight Committee.

Construction Percent Complete is calculated as the construction contract expenditures to date divided by the total construction contract.

Contract Completion Date reflects the substantial completion date in the executed construction contract.