

# CAPITAL PLANNING ADVISORY BOARD

## 2022-2028 Agency Capital Plan

### Staff Analysis and Comments

#### INSTITUTION:

Morehead State University

#### OVERVIEW

Morehead State University (MoSU) was established as a private school in 1887 and became state assisted in 1922. The university seeks to fulfill the following mission:

As a community of lifelong learners, we will: educate students for success in a global environment; engage in scholarship; promote diversity of people and ideas; foster innovation, collaboration, and creative thinking; and serve our communities to improve the quality of life.

The university's vision is to become the best public regional university in the south. We strive to exemplify the following core values in all that we do: people come first and are treated with dignity and respect; lifelong learning, scholarship, and service; diversity and inclusion of people and thought; and excellence, honesty, integrity, and trust.

The university offers 141 undergraduate degree programs in four colleges: Caudill College of Arts, Humanities and Social Sciences; Smith College of Business and Technology; Volgenau College of Education; and College of Science. There are 70 graduate degree programs plus the education specialist program in four specialty areas. A doctoral degree in education began in fall 2010 and two Bachelor of Science engineering programs - Systems Integration Engineering and Space Systems Engineering - have recently been developed and are now available to MoSU students. A new Master of Science degree in Space Systems Engineering is also now offered at MoSU. MoSU is one of five institutions in the U.S. with a bachelor's degree in Space Science.

#### Property/Facilities

The university is located in the foothills of the Daniel Boone National Forest in Rowan County. The 600-acre main campus is located within the city limits of Morehead and includes 55 major structures. The university's real estate holdings include the 320-acre Agricultural Complex, 251-acre golf course, and a 183-acre orchard. The instructional plant includes 135 classrooms and 150 laboratories. Housing facilities include space for approximately 2,900 students in a variety of living styles.

Classes are also offered at regional campuses in Ashland, Mt. Sterling, Prestonsburg, and the University Center of the Mountains in Hazard, Kentucky. Additionally, the university offers a number of distance learning courses throughout the region via the internet and ITV.

#### PROPOSED PROJECTS – Financial Summary

<b>Funding by Source</b>	<b><u>2022-2024</u></b>	<b><u>2024-2026</u></b>	<b><u>2026-2028</u></b>	<b><u>Total</u></b>
General Funds	\$315,334,000	\$27,867,000	\$114,038,000	\$457,239,000
Agency Bonds	<u>91,883,000</u>	<u>2,198,000</u>	<u>2,027,000</u>	<u>96,108,000</u>
Total	\$407,217,000	\$30,065,000	\$116,065,000	\$553,347,000

<b>No. of Projects by Type</b>	<b><u>2022-2024</u></b>	<b><u>2024-2026</u></b>	<b><u>2026-2028</u></b>	<b><u>Total</u></b>
Construction - Other	6	1	1	8
Construction - PIP	21	4	7	32
IT	<u>3</u>	<u>0</u>	<u>0</u>	<u>3</u>
Total	30	5	8	43

PIP - Protect Investment in Plant

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

**Branch:**

Executive Branch

**Cabinet/Function:**

Cabinet for Postsecondary Education

**Agency/Institution:**

Morehead State University

Morehead State University (MoSU) engages in a comprehensive capital planning process guided by the following university planning documents:

SOAR: Morehead State University Strategic Plan 2018-2022

Campus Master Plan (updated 2019)

Comprehensive Housing Master Plan (updated 2019)

Athletic Facilities Master Plan (updated 2019)

Campus Technology Plan (updated 2020)

In 2019, MoSU utilized in-house professionals to update the university's campus master plan. The campus master plan integrates recommendations from the housing master plan and athletic master plan. The campus technology plan was completed in January 2013 with assistance from an external consultant specializing in technology planning and updated in 2020.

All MoSU capital planning processes focus on ensuring that students have safe, effective, efficient, and comfortable living and learning environments, and that faculty and staff teach and work in effective and safe environments. The five highest priority capital projects included in the plan are:

1. Construct Science and Engineering Building
2. Renovate Combs Classroom Building
3. Replace Electrical Switchgear B
4. Capital Renewal and Maintenance Pool E&G
5. Water Plant Sediment Basin

MoSU faces numerous challenges related to the ongoing capital renewal needs of an aging campus in an economic climate of decreasing state support for both operating and capital expenditures for public universities. However, with careful planning, prioritization, and creative approaches, MoSU continues to make significant capital renewal investments including building infrastructure improvements, mechanical upgrades, and addressing life safety issues. MoSU's facilities have been maintained in a manner that has enabled many building and infrastructure systems to be used well beyond expected lifetimes. More than 70 percent of the university's buildings are greater than 30 years old.

The projects and priorities in this plan are designed to continue investment in the current facilities through renovations and expansion to meet new academic program and student support needs. Many of the capital initiatives proposed for the 2022-2028 period which were included in previous plans have been significantly amended since the last plan submission based on updated cost estimates for construction and renovations, updated plans for academic and student support program needs, growing enrollments, best practice standards, and student preferences.

The five highest priority projects for the 2022-2028 Capital Plan reflect our increasing demand for replacement of old science and engineering facilities and to replace old and outdated infrastructure and buildings.

**MOREHEAD STATE 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 Science and Engineering Building** **\$98,000,000**  
Construct a new science and engineering building to replace Lappin Hall Science Building. The new 140,000-square-foot (84,800 net) building replaces the 150,000-square-foot outdated and unsuitable science facility with new state-of-the-art efficiently designed space. The new building also provides support space for MoSU's newest program - Space Systems Engineering. (C-O)  
CPAB Staff Notes
  - *This project was included in the university's last capital plan at the same project scope and priority. To date, the project has not received authorization in an executive budget.*
  - *A capital project to renovate Lappin Hall (\$7,975,000 GF, priority #18) is included in the current capital plan. Renovations will include replacement of corroded coils and heat piping, and renovations to classrooms and lab space throughout the building. If the Construct Science and Engineering Building project is authorized, the Lappin Hall project will no longer be needed. Rather, the building will be evaluated to determine its best use or demolition.*
- 2 Renovate Combs Classroom Building** **\$31,409,000**  
The Bert T. Combs Building houses the College of Business and Technology and most of the Department of English. This project will provide improved instructional facilities and extend the useful life of the facility. The existing structure is in need of major renovation as no substantial renovation has been done since the facility was built. Renovations will include the addition of modern tiered classrooms in select rooms; new wiring to accommodate current technology needs; installation of a system to support wireless computing; improved elevator service; and new carpeting and lighting. Various HVAC, electrical, plumbing, and aesthetic upgrades will also be included as part of the project. (C-PI)  
CPAB Staff Notes
  - *Constructed in 1961, the Bert T. Combs Building contains 87,480 square feet. Recent capital projects in the building include cooling tower and fire alarm system installation; hallway ceiling tile and light replacement; and window, chiller, and heater replacements.*
  - *This project was included in MoSU's last capital plan at a scope of \$30,733,000, priority #3. The project scope has increased slightly due to inflation.*
- 3 Replace Electrical Switchgear B** **\$3,000,000**  
This project will replace the university's aging switchgear and primary distribution system that serves the eastern portion of the main campus. The project will relocate supply lines to an underground service and relocate switch out of Wetherby Gymnasium which is scheduled to be demolished per the campus master plan. (C-PI)  
CPAB Staff Notes
  - *This project was included in MoSU's last capital plan at a scope of \$1,891,000, priority #5. The project scope has increased due to inflation.*
  - *The project has received authorization in past executive budgets, however, the restricted funding has not been available to undertake the project.*
- 4 Capital Renewal and Maintenance Pool Education & General Buildings** **\$17,813,000**  
Minor capital renewal and maintenance projects emerge from year-to-year and are completed as funds are available. (C-PI)  
CPAB Staff Notes
  - *Capital Renewal pools in the amount of \$1,436,000 and \$2,403,000 are planned for 2024-26 and 2026-28.*
  - *Projects may include campus grounds repair projects, utility upgrades, HVAC replacement, cooling tower replacements, window restoration projects, and roof placement projects.*

- 5 Water Plant Sediment Basin** **\$2,015,000**
- This project will construct a water sediment basin at the Water Purification Facility. The university has been issued a citation by the Division of Water for excessive particulate matter (TDS) being discharged back into the water source. The sediment basin will enable the plant to meet all state regulations pertaining to this discharge. (C-PI)
- CPAB Staff Notes
- *The project will construct a below-grade basin sized for approximately 35,000 gallons, and would include pumps that would be used to pump periodic sedimentation basin flows to an above-ground 300,000 gallon storage tank. Waste volume would be pumped from the basin to the tank, with settling, decant and solids removal from the tank accomplished by gravity.*
  - *This project was included in MoSU's last capital plan at a scope of \$1,921,000, priority #7. The scope has increased slightly due to inflation.*
- 6 Upgrade Campus Fire and Security Systems** **\$2,789,000**
- This project includes replacement/upgrades to the current fire alarm systems with addressable and upgradable systems that are ADA compliant and support voice-evacuation and remote accessibility. All fire control panels need to be relocated to easily accessible areas. The project also includes the addition and expansion of audio and IP emergency alert systems. In addition, this project includes replacement and expansion of the campus video surveillance and electronic door access systems based on recommendations from the Security Assessment Report. (C-PI)
- CPAB Staff Notes
- *The project was included in the university's last capital plan at a scope of \$2,729,000, priority # 8.*
  - *Fire alarm systems in the following facilities will be replaced: Allie Young Hall, Baird Music Hall, Combs Building, Claypool-Young Building, Laughlin-Wetherby, Radar Hall, Reed Hall, and Lappin Hall, at a total cost of \$1,128,000.*
  - *The project also includes funds to expand the existing outside audible emergency alert system and purchase software for an IP-based campus alert system, \$408,000, and ongoing expansion and upgrades to the campus video surveillance systems, \$1,253,000.*
- 7 Repair Camden-Carroll Library Facade and Interior** **\$10,221,000**
- In early 2016, the stonework on the Camden-Carroll library began to fracture and shed small pieces. During assessment of the damage, it was discovered that the deterioration extended through a large portion of the masonry. The entire front facade of the library is at risk of falling if not replaced in the near future. A temporary entrance was constructed for the safety of library patrons until it can be repaired. Assessment also revealed that critical renovations inside of the facility are required. (C-PI)
- 8 Construct Center for Excellence in Education** **\$53,533,000**
- Construction of a new academic multi-purpose classroom building for all of Morehead State University's academic needs in Caudill College of Arts, Humanities and Social Sciences, College of Education, College of Science, and the Elmer R. Smith College of Business and Technology. The new 90,000 square feet (55,000 net) adds needed laboratory and performance spaces to serve the current programs and accommodate future growth. (Gross =Net x 1.66) (C-O)
- 9 Enhance Network/Infrastructure Resources - Add'l** **\$3,219,000**
- The university continues to have a great need to maintain modern, technologically advanced networking/infrastructure equipment for transmission of voice, data, and video signals. This project is an addition to a previously authorized project ("Enhance Network/Infrastructure Resources") and includes multiple items/systems related to the maintenance and improvements to the campus network infrastructure and systems. (IT)
- 10 Upgrade Instruction and Business PCs/LANS/Digitization** **\$2,088,000**
- It is the university's objective to continue with implementation of technology that effectively enhances the productivity of departments in the delivery of services to students. This project will enable the continued implementation and expansion of technology solutions and extend the availability of student services to remote/distance students. (IT)

- 11 Capital Renewal and Maintenance Pool University Farm** **\$1,262,000**  
 This project will address several small capital needs at the Derrickson Agricultural Complex (DAC). (C-PI)
- 12 Comply with ADA - E&G** **\$4,007,000**  
 Compliance with Title II of the Americans with Disabilities Act (ADA) will require changes to architectural barriers, elevators, fire alarm systems, signage, telecommunications, and other areas primarily in the university's instructional facilities. We propose to address approximately one-third of these issues in each of the next three biennia. (C-PI)
- 13 Renovate Button Auditorium** **\$18,527,000**  
 Effective institutional management necessitates the proposed renovation of Button Auditorium in order to extend the useful life of the facility. Numerous campus and community groups frequently use this instructional facility for various purposes. Button Auditorium is 47,589 square feet, including the Military Science Department, a 1,000-seat auditorium, and an 8,900-square-foot drill room. This renovation would also include an addition for an ADA entrance. (C-O)
- 14 Renovate Howell-McDowell** **\$5,650,000**  
 Howell-McDowell was originally built in 1963 and expanded in 1965. It has not undergone significant renovation since that time. The aging stucco on the exterior of the building needs to be replaced and the concrete ledges removed. In addition, the windows, doors, and roof need to be replaced. The duct work in the building also needs to be cleaned and the mechanical systems updated including vav proxies and controls. (C-PI)
- 15 Enhance Library Automation Resources** **\$1,608,000**  
 The library's automated system is reaching the end of its product life cycle and must soon be replaced. The system vendor has been sold twice since we purchased it in 1999, and we expect that the vendor will discontinue support of the system within the next several years. The current system no longer meets the needs and expectations of today's students and faculty. Additional specialized automation software is also needed to manage electronic resource and documents imaging. (IT)
- 16 Renovate Jayne Stadium** **\$40,637,000**  
 This project will renovate Jayne Stadium, home to MSU's football team since 1966 and MSU soccer since 2002. The project would realign the existing field to an East-West direction. A new home side stadium facility would provide better seating, a President's Box, an updated Press Box, new concessions, and restrooms. A new end zone facility and practice field would also be added. This project relates to goals outlined in the Campus Master Plan and Jayne Stadium Feasibility Study. (C-PI)
- 17 Acquire Land Related to Master Plan** **\$4,000,000**  
 This project includes purchasing properties strategic to the university's mission pursuant to the university's campus master plan. Acquisitions will provide additional land for campus development and expansion to include parking, administrative offices, and potential classroom sites. (C-O)
- 18 Renovate Lappin Hall** **\$7,975,000**  
 Most of the coils and heat piping in Lappin is original piping and has outlived its useful life. It has reached a level of corrosion and pitting that is causing multiple leaks to occur on every floor and at all risers. The piping has deteriorated so much, that repairs are very difficult and unobtainable without large amounts of piping and coils being replaced. If the piping and coils are not replaced soon, the heating system will fail resulting in flooding and freezing issues. In addition, classrooms and labs throughout the entire building need to be renovated and upgraded to meet the needs of the College of Science. (C-PI)
- 19 Renovate Academic Athletic Center** **\$7,581,000**  
 This project will renovate offices, arena spaces, and common areas. Project will also include a new roof on the main structure as well as repairs to exterior surfaces, mechanical components and patch/paint throughout the facility. (C-PI)

**MOREHEAD STATE UNIVERSITY**  
**Proposed Projects Involving the General Fund (cash or bonds) – cont'd**

<b><u>2024-2026</u></b>	
Campus Drainage Project	\$17,205,000
Capital Renewal and Maintenance Pool - E&G	1,436,000
Comply with ADA - E&G	5,226,000

<b><u>2026-2028</u></b>	
Acquire Land Related to Master Plan	\$4,000,000
Capital Renewal and Maintenance Pool - E&G	2,403,000
Comply with ADA - E&G	4,809,000
Expand Life Safety: E&G Facilities	1,122,000
Renovate Allie Young Hall	19,840,000
Renovate Ginger Hall Classroom Building	43,121,000
Renovate Reed Hall	38,743,000

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

**2022-2024**

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

- 1 Renovate Cooper Residence Hall** **\$9,000,000**  
This project involves the renovation of existing residential facilities. The age and deteriorating condition of Morehead State University residence halls creates a need for significant renovation in order to enhance the living-learning environments for current and future Morehead State University Students. (C-PI)  
CPAB Staff Notes  
– *NEW project – has not been listed in a previous capital plan.*
- 2 Capital Renewal and Maintenance Pool-Aux** **\$4,639,000**  
Minor auxiliary capital renewal and maintenance projects emerge from year-to-year and are completed as funds are available. (C-PI)
- 3 Construct New Residence Hall** **\$38,792,000**  
This project will provide for the design and construction of a new 500-bed residence hall for Morehead State University. It is anticipated that the facility will include a mix of single occupancy rooms in suites with bathrooms and shared kitchen facilities along with four-bed suites comprised of two double occupancy rooms with a shared bathroom. The new residence hall will also include generous commons areas for student interaction and recreation. This new facility will replace the obsolete and deteriorating Cartmell Hall. Cartmell Hall was constructed in 1969 and renovations of would be very expensive. Furthermore, even after renovation the traditional-style residence hall would not feasibly meet current student expectations for residential options. (C-O)
- 4 Comply with ADA – Auxiliary** **\$2,079,000**  
Compliance with Title II of the Americans with Disabilities Act (ADA) will require changes to architectural barriers, elevators, fire alarm systems, signage, telecommunications and other areas primarily in the university's auxiliary facilities. We propose to address approximately one-third of these issues in each of the next three biennia. (C-PI)
- 5 Renovate Cartmell Residence Hall** **\$15,521,000**  
This project involves the renovation of existing residential facilities. The age and deteriorating condition of Morehead State University residence halls creates a need for significant renovation in order to enhance the living-learning environments for current and future Morehead State University students. (C-PI)
- 6 Renovate Alumni Tower Ground Floor** **\$3,897,000**  
This project will provide for the complete renovation of the south 1/3 of the ground floor of the Alumni Tower Residence Hall (17,000 GSF). Currently this space is outfitted as a commercial kitchen with a small office area, loading dock, and public restrooms. The remainder of the ground floor was converted to office space for housing and COMA. With the completion of the Rocky Adkins Dining Hall project in 2018, this facility has been taken out of service as a primary dining facility. It has been determined that the best possible re-use for the space of this building would be as a living and learning commons. Work will include removal of all kitchen equipment and demolition of the food preparation and food sales areas. New construction will include steel stud and gypsum board partitions, suspended acoustic ceilings, new lighting, additional electrical service and outlets, modifications and expansions of the fire protection system, and modifications and expansions of the HVAC system to accommodate this renovation. (C-PI)
- 7 Renovate and Replace Exterior Precast Panels Nunn Hall** **\$3,148,000**  
This project is to renovate the building and replace existing exterior precast panels. The existing precast panels are original to the building that was constructed in 1969. The structural integrity of the panels has deteriorated. The panels serve as a safety barrier for the exterior hallways in the building. New panels will enclose the building and assist with enhancing building climate control. Project will also ensure upgrade mechanical and electrical to improve HVAC, patch/paint, and replace doors. (C-O)

- 8 Renovate Normal Residence Hall** **\$3,840,000**  
 This project involves the renovation of existing residential facilities. The age and deteriorating condition of Morehead State University residence halls creates a need for significant renovation in order to enhance the living-learning environments for current and future Morehead State University students. (C-PI)  
CPAB Staff Notes  
 – *NEW project – has not been listed in a previous capital plan.*
- 9 Renovate Fields Residence Hall** **\$4,920,000**  
 The project involves the renovation of existing residential facilities. The age and deteriorating condition of Morehead State University residence halls creates a need for significant renovation in order to enhance the living-learning environments for current and future Morehead State University students. (C-PI)  
CPAB Staff Notes  
 – *NEW project – has not been listed in a previous capital plan.*
- 10 Renovate Grote Thompson Residence Hall** **\$4,920,000**  
 The project involves the renovation of existing residential facilities. The age and deteriorating condition of Morehead State University residence halls creates a need for significant renovation in order to enhance the living-learning environments for current and future Morehead State University students. (C-PI)  
CPAB Staff Notes  
 – *NEW project – has not been listed in a previous capital plan.*
- 11 Replace Turf on Jacobs Field** **\$1,127,000**  
 The turf at Jacobs Field (football field) has exceeded its useful life and requires constant repairs. The field would be replaced with new turf. (C-PI)

**2024-2026**

- |   |                             |             |
|---|-----------------------------|-------------|
| 1 | Comply with ADA – Auxiliary | \$2,198,000 |
|---|-----------------------------|-------------|

**2026-2028**

- |   |                             |             |
|---|-----------------------------|-------------|
| 1 | Comply with ADA – Auxiliary | \$2,027,000 |
|---|-----------------------------|-------------|



**Ongoing/Current Capital Projects  
Morehead State University**

<b>Project Title</b>	<b>County</b>	<b>Initial Auth</b>	<b>Status</b>	<b>Constr % Compl</b>	<b>Contract Compl</b>
Capital Renewal and Maintenance Pool - Auxiliary	Rowan	2020-2022	Awaiting Initiation by Agency		
Comply with ADA - Auxiliary	Rowan	2020-2022	Awaiting Initiation by Agency		
Construct New Residence Hall	Rowan	2020-2022	Awaiting Initiation by Agency		
Construct New Volleyball Facility - Phase 2	Rowan	2020-2022	Awaiting Initiation by Agency		
Renovate Alumni Tower Ground Floor	Rowan	2020-2022	Awaiting Initiation by Agency		
Renovate Cartmell Residence Hall	Rowan	2016-2018	Awaiting Initiation by Agency		
Replace Exterior Precast Panels - Nunn Hall	Rowan	2020-2022	Awaiting Initiation by Agency		
Replace Turf on Jacobs Field	Rowan	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.