

CAPITAL PLANNING ADVISORY BOARD

**2022-2028
Agency Capital Plan**

Staff Analysis and Comments

INSTITUTION:

Murray State University

OVERVIEW

As western Kentucky's regional comprehensive public institution, Murray State University (MuSU) has the statutory responsibility to offer high-quality academic programs to students attending classes on the main Murray campus as well as those students attending classes on one of the strategically located satellite campuses across the western Kentucky region. While meeting the academic needs of local students, MuSU continues to offer educational opportunities throughout its service region. The 2022-2028 Capital Plan is designed to meet those responsibilities, while effectively and efficiently serving the citizens of the commonwealth.

As a residential, comprehensive regional university, MuSU offers core programs in the liberal arts, humanities, sciences, business, and selected high-quality professional programs. The university offers selected undergraduate associate and baccalaureate programs of distinctive quality and subject to demonstrated need, a limited number of master's degree programs, as well as the specialist program in education, and the doctoral programs.

Property/Facilities

The university occupies and maintains more than 150 buildings located on the main campus and six smaller campuses in Calloway, Christian, and McCracken counties. In addition to the main campus in Calloway County, the university operates the West Farm, the North Farm, the Hutson/Cohoon Farm and the Hancock Biological Station on Kentucky Lake; the Breathitt Veterinary Center and Hopkinsville Regional Campus Center in Christian County; and the Crisp Center in Paducah/McCracken County.

Murray State University continues to aggressively seek ways and means to meet the academic demands of our western Kentucky service region. High quality academic facilities must be available if the university is to continue to achieve its academic and economic mission within the commonwealth.

PROPOSED PROJECTS

Funding by Source	<u>2022-2024</u>	<u>2024-2026</u>	<u>2026-2028</u>	<u>Total</u>
General Funds	\$30,511,000	\$31,595,000	\$54,760,000	\$116,866,000
Restricted Funds	17,087,000	27,849,000	0	44,936,000
Agency Bonds	79,869,000	65,816,000	41,889,000	187,574,000
Other Cash	1,072,000	1,368,000	3,000,000	5,440,000
Other LTF	<u>91,214,000</u>	<u>57,763,000</u>	<u>41,889,000</u>	<u>190,866,000</u>
FB Total	\$219,753,000	\$184,391,000	\$141,538,000	\$545,682,000

Number of Projects by Type	<u>2022-2024</u>	<u>2024-2026</u>	<u>2026-2028</u>	<u>Total</u>
Construction – Other	8	5	1	14
Construction – PIP	10	11	10	31
Equipment	<u>2</u>	<u>3</u>	<u>0</u>	<u>5</u>
Total	20	19	11	50

PIP – Protect Investment in Plant

LTF – Long Term Funding

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

Branch:
Cabinet/Function:
Agency/Institution:

Executive Branch
Cabinet for Postsecondary Education
Murray State University

Fifty major buildings on the main campus were built prior to 1970, including seventeen that were built prior to 1960, eight of which were built prior to 1940. Most of these buildings have received minimal major maintenance over the years due to operating fund limitations, and are nearing or have exceeded their useful life expectancy. These buildings need HVAC equipment improvements, electrical improvements, and other major system upgrades and modernization, as well as upgrades for ADA requirements, life-safety improvements, and supporting infrastructure upgrades. Other miscellaneous system upgrades have been accomplished as funds have been available. A major part of this capital plan addresses these buildings and their needs.

Many of our current facilities do not meet the technological advances and educational and service methods needed to provide the best environment for learning or service. The general fund and agency bond projects in the capital plan have been prioritized to meet these ever-changing, technological, academic, and social needs, while also addressing capital renewal needs, all to improve the learning and service environment of our students.

Stewardship of facilities and capital renewal focus are the highest priorities for Murray State University's Capital Plan for 2022-2028 and beyond. The first general fund project will allow for critical upgrades to three sets of the basic campus service infrastructure. Concurrent priorities are the asset preservation, including historical buildings, campus electrical system upgrades, and replacement of the campus central steam distribution.

The top priorities of the university are to support the core academic facilities, where learning begins, and administrative and academic support services happen. These would provide increased reliability, maintainability, accessibility, and safety to the campus.

MURRAY 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 Capital Renewal and Building Modernization **\$25,662,000**

Project includes asset preservation renovations and building system upgrades to education and general buildings. This is for a pool of deferred maintenance projects. (C-O)

CPAB Staff Notes

- *Potential pool projects may include three combined capital projects submitted in previous plans:
Campus Electrical Grid Upgrade - upgrades to the central plant substation and replacement of old equipment. The upgrades would also include replacement of switches, underground cable/conduit, and related equipment. This upgrade is critical to ensure the reliability of the electrical system.
Campus Steam Distribution System Replacement - The central steam boilers serve 19 academic buildings, varying in age from 35 to 60+ years old. Anticipated significant energy savings will be experienced for the university.
Building Systems Pooled Projects Replacement/Repairs – upgrades/replacement of building systems beyond 90 percent of their useful life. Facilities will be upgraded to an acceptable level of service to ensure continuity of operation and preservation of E&G buildings. Additional work includes elevator upgrades, HVAC and air handling systems, energy management systems, electrical systems, and roofs.*
- *The project was included in MuSU's last capital plan at a scope of \$36,835,350 (\$24,556,900 GF; \$12,278,450 AB). The budget has some revisions based on current construction costs and the Facilities Condition Assessment by VFA, Inc. for the Council on Postsecondary Education. Agency bonds of \$12.2 million are no longer included as a funding source for this project, the bonds were authorized in the current budget for the Historic Building Preservation Pool, which will address deferred maintenance needs in the Curris Center, Wrath Hall, Lovett Auditorium, Carr Hall, Racer Arena, and other buildings as funding permits, and based on the availability and volatility of the cost of materials.*

2 Replace Campus Communications Infrastructure (Fiber Ring) **\$4,849,000**

This project will replace existing telephone and data lines with state of the art redundant fiber optic media (fiber ring). Replacing this cable will provide added capacity, redundancy, and reliability. (C-PI)

CPAB Staff Notes

- *The campus fiber infrastructure is critical to the operation of the university. It carries voice traffic and 911 calls, security camera and alarm system traffic, HVAC control traffic; and is the sole media access to our student and financial systems, as well as the university's ERP system.*
- *The project has received restricted fund authorization in previous executive budgets, however, the funds have not been available to undertake the project.*

2024-2026

Install Additional Chiller Heating & Cooling Plant	\$1,717,000
Modernize Faculty Hall Elevator	1,441,000
Renovate Applied Science Classrooms & Offices	16,823,000
Renovate Blackburn HVAC Phase 2 and New Windows	4,500,000
Renovate Lowry Center	2,976,000
Upgrade E&G Building Fire Alarms to Fully Address	1,523,000
Upgrade Sparks Hall Electrical System	2,615,000

2026-2028

Modernize Business Building Electric, HVAC, & Classrooms	\$15,253,000
Renovate CFSB Center Electrical/Mechanical	6,434,000
Renovate General Services HVAC System	1,669,000
Renovate Mason Hall Labs/Classrooms/Systems/Etc	8,347,000
Renovate Wells Hall Interior	10,858,000
Repair Stewart Stadium Structural	7,356,000
Replace/Retrofit Doyle Fine Arts HVAC & Energy	2,743,000
Upgrade Wells Hall Electrical System	2,100,000

MURRAY 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 | Construct Residential Housing | \$68,970,000 |
| | Construct new housing for university students on the main campus. (C-O) | |
| 2 | Renovate Residence Hall Electrical System | \$4,369,000 |
| | This project will replace and upgrade, as necessary, all original electrical components of a selected residence hall. (C-PI) | |
| 3 | Renovate Residence Hall HVAC System | \$3,661,000 |
| | This project will replace the original boiler, water heater, hot and chilled water pumps, HVAC controls, valves, exhaust fans, fan-coil units, and clean duct work in a selected residence hall. (C-PI) | |
| 4 | Renovate Residence Hall Interior | \$1,674,000 |
| | This project allows the renovation and modernization of the interior of a selected residence hall. (C-PI) | |
| 5 | Replace Residence Hall Domestic Water Piping | \$1,195,000 |
| | This project will replace all domestic water piping and associated components, including domestic piping, pumps, valves, shower units, stalls, and other related equipment, in White Residential College. (C-PI) | |

2024-2026

- | | | |
|---|--|--------------|
| 1 | Construct/Renovate Residential Housing | \$57,763,000 |
| 2 | Renovate Regents Hall Interior | 2,165,000 |
| 3 | Replace Regents Hall Domestic Water Piping | 1,272,000 |
| 4 | Renovate Regents Hall HVAC System | 1,375,000 |
| 5 | Renovate Hart Hall Interior | 3,241,000 |

2026-2028

- | | | |
|---|--|--------------|
| 1 | Construct/Renovate Residential Housing | \$41,889,000 |
|---|--|--------------|

MURRAY STATE UNIVERSITY
Proposed Projects NOT Involving the General Fund
(Projects listed in alphabetical order)

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

Acquire Agriculture Research Farm Land	\$1,254,000 RF
Acquire Property	4,180,000 RF
Agriculture Instructional Lab & Technology Equipment	836,000 OT-P
Broadcasting Education Lab Equipment	236,000 OT-P
Construct Residential Housing	68,970,000 OT-LTF
Construct/Renovate Alt Dining Facility	12,540,000 OT-LTF
Install CFSB Center Generator	1,611,000 RF
Renovate Residence Hall Electrical System	4,369,000 OT-LTF
Renovate Residence Hall HVAC System	3,661,000 OT-LTF
Renovate Residence Hall Interior	1,674,000 OT-LTF
Renovate Winslow Cafeteria	4,884,000 RF
Replace CFSB Center Seating	3,658,000 RF
Replace Expo Center Roof	1,500,000 RF

2024-2026

Construct Athletic Center	\$18,442,000 RF
Construct Event & Conference Center	8,198,000 RF
Construct/Renovate Residential Housing	57,763,000 OT-LTF
Fine Arts Studio Equipment	547,000 OT-P
Humanities & Fine Arts Instruction/Studio Equipment	274,000 OT-P
Modify Pullen Farm Pavilion to Visitor Center	1,209,000 RF
Music Education Equipment	547,000 OT-P

2026-2028

Construct/Renovate Residential Housing	\$41,889,000 OT-LTF
Repair Business Building Exterior	3,000,000 OT-P

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

Project Title	Initial Auth	Status	Constr % Compl	Contract Compl
Acquire Agriculture Research Farm Land Acquire Property	2020-2022 2020-2022	Awaiting Initiation by Agency Awaiting Initiation by Agency		
Construct Residential Housing Approved pursuant to KRS 45.763	2020-2022	Awaiting Initiation by Agency		
Construct/Renovate Alternate Dining Facility Approved pursuant to KRS 45.763	2020-2022	Awaiting Initiation by Agency		
Historic Building Preservation Pool Sub-projects: Historic Building Preservation Pool (Sub-project: Curris Center Interior Refresh) Historic Building Preservation Pool (Sub-project: Wrather Hall Auditorium Renovations) Historic Building Preservation Pool (Sub-project: Lovett Phase II Renovations)	2020-2022	Multiple Subprojects		
Historic Building Preservation Pool (Sub-project: Curris Center Interior Refresh)	2020-2022	Planning		
Historic Building Preservation Pool (Sub-project: Lovett Phase II Renovations)	2020-2022	Planning		
Historic Building Preservation Pool (Sub-project: Wrather Hall Auditorium Renovations)	2020-2022	Planning		
Install CFSB Center Generator	2020-2022	Awaiting Initiation by Agency		
Provide Alternate Dining Facility	2016-2018	Multiple Subprojects		
Approved pursuant to KRS 45.763/Contract with Sodexo procured under KRS 45A.551 (Privatization) Sub-projects: Provide Alternate Dining Facility (Sub-project: Curris Center Chick-fil-A) - Complete/Closed Out Provide Alternate Dining Facility (Sub-project: Curris Center Starbucks) - - Complete/Closed Out Provide Alternate Dining Facility (Sub-project: Curris Center T-room Dining Changes) Provide Alternate Dining Facility (Sub-project: Waterfield Library Einstein Bagels) - Complete/Closed Out	2016-2018	Complete/Closed Out	100	02/29/20
Provide Alternate Dining Facility (Sub-project: Curris Center Starbucks)	2016-2018	Complete/In Warranty	100	08/01/20

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

Project Title	Initial Auth	Status	Constr % Compl	Contract Compl
Renovate Lovett Auditorium - HVAC and Electrical Repairs	CPBOC-12/01/20	In Construction	60	09/26/21
Renovate Residence Hall Electrical System	2020-2022	Awaiting Initiation by Agency		
In lieu of agency bonds, MSU is authorized to enter into a public-private partnership, built-to-suit, or lease-purchase not to exceed the authorized amount. This authorization includes the authorization under KRS 45.763 and 45A.077.				
Renovate Residence Hall Electrical System - LTF Approved pursuant to KRS 45.763	2020-2022	Awaiting Initiation by Agency		
Renovate Residence Hall HVAC System	2020-2022	Awaiting Initiation by Agency		
In lieu of agency bonds, MSU is authorized to enter into a public-private partnership, built-to-suit, or lease-purchase not to exceed the authorized amount. This authorization includes the authorization under KRS 45.763 and 45A.077.				
Renovate Residence Hall HVAC System - LTF Approved pursuant to KRS 45.763	2020-2022	Awaiting Initiation by Agency		
Renovate Residence Hall Interior	2020-2022	Awaiting Initiation by Agency		
In lieu of agency bonds, MSU is authorized to enter into a public-private partnership, built-to-suit, or lease-purchase not to exceed the authorized amount. This authorization includes the authorization under KRS 45.763 and 45A.077.				
Renovate Residence Hall Interior - LTF Approved pursuant to KRS 45.763	2020-2022	Awaiting Initiation by Agency		
Renovate Residence Hall or Replace - LTF Approved pursuant to KRS 45.763	2020-2022	Awaiting Initiation by Agency		
Renovate Winslow Cafeteria	2020-2022	Awaiting Initiation by Agency		
Renovate/Replace Residence Hall	2020-2022	Awaiting Initiation by Agency		
In lieu of agency bonds, MSU is authorized to enter into a public-private partnership, built-to-suit, or lease-purchase not to exceed the authorized amount. This authorization includes the authorization under KRS 45.763 and 45A.077.				
Renovation of Blackburn Science Building	CPBOC-3/01/19	Complete/In Warranty	100	04/22/21
Repairs of Biology Building	2018-2020	Complete/In Warranty	100	12/01/20
Replace Campus Comm Infrastructure (Fiber Ring)	2020-2022	In Construction	5	06/30/22
Replace CFSB Center Seating	2020-2022	Awaiting Initiation by Agency		
Replace Residence Hall Domestic Water Piping	2020-2022	Awaiting Initiation by Agency		
In lieu of agency bonds, MSU is authorized to enter into a public-private partnership, built-to-suit, or lease-purchase not to exceed the authorized amount. This authorization includes the authorization under KRS 45.763 and 45A.077.				
Upgrade Campus Network	2016-2018	In Construction	88	06/30/22

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.