

CAPITAL PLANNING ADVISORY BOARD

2022-2028 Agency Capital Plan

Staff Analysis and Comments

INSTITUTION:

Western Kentucky University

OVERVIEW

Western Kentucky University (WKU) offers internationally acclaimed, student-and-learning-centered academic programs. Maintaining a campus of distinctive history and character, WKU sustains a student population of increasing quality. WKU provides students of all backgrounds with rigorous academic programs in education, the liberal arts and sciences, the health sciences, and business, with emphasis at the baccalaureate and master's levels, complemented by relevant associate and doctoral level programs.

The university places a premium on student learning; it is committed to ensuring value in a holistic learning experience through high standards for student achievement and conduct, a strong faculty, technological innovation, personalized attention, broad access, and public accountability for actions and outcomes. Out-of-the-classroom and study abroad experiences enhance learning, promote diversity, and contribute to the success of students. The university encourages engaged research and public service in support of economic development, quality of life, and improvement of education at all levels. WKU faculty promote a high level of creative activity and contribute to the identification of applied solutions of key social, economic, scientific, health, and environmental problems. The university directly supports its constituents with professional and technical expertise, cultural enrichment, and educational assistance.

The university offers degrees at the associate, baccalaureate, and graduate levels. WKU offers 94 academic majors and 75 academic minors at the baccalaureate level, along with many professional and pre-professional curricula. Offerings also include six associate degree programs, 69 certificate programs, 48 master's degree programs, two specialist degree programs, and four doctorates. The university carries out its education and service mission through its main and regional campuses via traditional postsecondary modes such as classrooms, laboratories, meeting and seminar rooms, extensive distance learning opportunities, auditoriums, and other spaces designed for research and dissemination of knowledge.

Property/Facilities

Western Kentucky University's main campus and other units such as South Campus, Agricultural Farm, Center for Research and Development, are located in Bowling Green, Warren County Kentucky. Under the direction of the Division of Extended Learning and Outreach (DELO), WKU has regional campuses in Elizabethtown, Fort Knox, Glasgow, Owensboro, and Somerset, bringing the resources of Western Kentucky University to you, through academic programs, continuing education and professional development programs that meet the unique needs of you and your community.

PROPOSED FUNDING – Financial Summary

Funding by Source	<u>2022-2024</u>	<u>2024-2026</u>	<u>2026-2028</u>	<u>Total</u>
General Funds	\$443,800,000	\$58,300,000	\$41,700,000	\$543,800,000
Restricted Funds	28,500,000	11,000,000	21,000,000	60,500,000
Federal Funds	15,000,000	0	0	15,000,000
Agency Bonds	25,000,000	0	0	25,000,000
Other Cash	123,600,000	35,200,000	0	158,800,000
Other LTF	<u>10,000,000</u>	<u>0</u>	<u>0</u>	<u>10,000,000</u>
Total	\$645,900,000	\$104,500,000	\$62,700,000	\$813,100,000

No. of Projects by Type	<u>2022-2024</u>	<u>2024-2026</u>	<u>2026-2028</u>	<u>Total</u>
Construction - Other	12	6	4	22
Construction - PIP	18	5	2	25
Equipment	2	0	0	2
IT	<u>1</u>	<u>0</u>	<u>0</u>	<u>1</u>
Total	33	11	6	50

PIP - Protect Investment in Plant

LTF - Long Term Funding

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

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

Branch:
Cabinet/Function:
Agency/Institution:

Executive Branch
Cabinet for Postsecondary Education
Western Kentucky University

Western Kentucky University (WKU) has historically focused upon the planning process and the need to integrate campus capital planning into the university's long term campus planning. WKU's Campus Master Plan 2021-2031, Strategic Plan 2018-2028, and the results of the 2017 VFA Facility Assessment have facilitated our decision making process for this 2022-2028 Capital Plan. This plan places a focus on student recruitment, retention, and success that will guide investment decisions and enhancements to existing campus facilities, new construction, parking and road networks, and landscape improvements that will support a more flexible, adaptable, responsible, and sustainable campus.

Unlike private businesses that view their facilities, directly chargeable to return on investment, 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.

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 improving our environment and providing modern facilities in support of economic development, quality of life, and improvement of education at all levels.

This six-year plan is very aggressive, but is necessary to providing students of all backgrounds with rigorous academic programs in education, the liberal arts and sciences, the health sciences, and business, with emphasis at the baccalaureate and masters levels, complemented by relevant associate and doctoral level programs. We believe that the top priority projects are reflective of the priorities for WKU and consistent with the direction of postsecondary education in Kentucky.

WESTERN 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 New Gordon Ford College of Business **\$74,400,000**

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

- *The existing Tate Page Hall site has been selected for this facility on the WKU main campus. Tate Page will be demolished in summer 2021, and once the site is cleared, it will be turned into greenspace until funding for the new building becomes available. The demolition budget for Tate Hall is \$2 million, this work is currently in-progress and is expected to be completed by early fall.*
- *This project was the university's #1 priority in its last plan at a scope of \$65,100,000. The project scope has been revised to reflect the increased costs of construction.*
- *The College of Business program is currently housed in Grise Hall. Once the College of Business moves out, other academic programs will occupy that space. A complete renovation of Grise Hall is planned and needed.*
- *A project to construct a new parking garage is planned to offset the impact of the increased need for parking for the new College of Business Building - Construct Parking Structure #4, \$25,000,000 AB, 2022-2024.*

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. Both in the statewide higher education Facilities Condition Assessment by VFA in 2006 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. (C-O)

CPAB Staff Notes

- *Grise Hall is a traditional classroom building which is geared towards undergraduate lecture style teaching. A portion of this renovation would bring the classrooms to current campus technology standards.*
- *The university notes that this project will be a multi-year, multi-phased project depending on funding and project programming needs. The additional phases are not provided for in this capital plan. A more developed phasing schedule will be available when the project design moves forward and a consultant is included in the planning.*
- *This project is authorized in the current budget (\$32,200,000 RF), however, the funding is not available to undertake the project.*

3 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 replacement of 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

- *The university has spent approximately \$35 million to date replacing this campus infrastructure.*
- *The reliability of the underground steam system is decreasing at a rapidly accelerated pace due to age. Distribution failures in the system and condensate return leaks are increasing and annual maintenance expenditures have rapidly increased. A catastrophic failure has potential to cause enormous damage to campus buildings due to freezing. There is no redundant backup system for campus wide heating as is typical for these types of distribution systems.*
- *This project is authorized in the current budget (\$25 million RF), however, the funding is not available to undertake it.*

4 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

- *In September 2012, WKU retained THP Limited, Inc. to review the exterior envelope of the building. Their Condition Assessment Report indicated the need for immediate renovation including the replacement of the window curtain wall system which the university just completed. Several items on the immediate needs list have been completed, however, the building is still in need of a complete renovation.*
- *This project was included in WKU's last capital plan at the same scope, priority #6.*

5 Renovate Ogden College of Science and Engineering Facility \$75,800,000

This project to renovate Ogden College of Science and Engineering facilities is needed to 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 to better serve visitors, students, faculty and staff. (C-PI)

CPAB Staff Notes

- *This project will encompass three facilities - Environmental Science and Technology, Kelly Thompson Hall Central Wing, and the Industrial Education Building. These facilities were identified in the statewide higher education Facilities Condition Assessment by VFA in 2006 and classified as in "Poor" condition. While these facilities have been well-maintained, age is taking its toll on individual components within systems in the buildings as they physically have worn out.*
- *The Environmental Science and Technology building was constructed in 1975 and has 104,258 square feet under roof. The building contains classrooms, offices, and teaching labs. Kelly Thompson Hall, is an 117,967-square-foot, five-floor facility originally constructed in 1967 that houses labs, classrooms, and offices for the chemistry, biology, astronomy, and physics departments. The facility has received minor renovations. The Industrial Education Building is a 23,976-gross-square foot, three-floor facility that houses more work-ready classrooms and industrial labs spaces. The facility was built in 1928. WKU notes that the Industrial Education Building is historical and should be preserved because of its architectural value.*

6 Renovate Potter College Arts and Letters Facilities \$96,400,000

This project 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 to better serve visitors, students, faculty, and staff. (C-PI)

- 7 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 source of funds and program planning need for the college. (C-PI)
- 8 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. While these facilities have been well maintained, age is taking its toll on individual components within systems in the buildings as they physically wear out. In a more recent FM Global Risk Report, dated 13th of November 2015 certain potential hazards and conditions were evaluated and recommendations were made to minimize the possibility of costly interruptions to our operations. Providing adequate ceiling sprinkler protection will help ensure that if a fire does occur, the affected building will sustain limited damage. Sprinkler protection minimizes not only fire damage, but also smoke and water damage. (C-PI)
- 9 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)
- 10 Capital Renewal Pool** **\$10,000,000**
 Possible multi-phased, multi-year pool listing. 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. 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)
- 11 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)
- 12 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)
- 13 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)

14 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)

2024-2026

Construct School of Kinesiology Recreation Sport Facility	\$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

2026-2028

Const 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)

2022-2024

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

- | | | |
|----------|--|---------------------|
| 1 | Construct Parking Structure 4 | \$25,000,000 |
| | <p>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)</p> | |

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

2022-2024

Acquire Furniture, Fixtures and Equipment For Diddle Arena	\$3,000,000 OT-P
Acquire Furniture, Fixtures and Equipment Pool	3,000,000 RF
Add Club Seating at Diddle Arena	3,600,000 OT-P
Construct Baseball Grandstand	4,500,000 OT-P
Construct Football Press box	5,200,000 OT-P
Construct Indoor Athletic Training Facility	25,000,000 OT-P
Construct South Plaza	3,600,000 OT-P
Energy Saving Performance Contracting	10,000,000 OT-LTF
Expand Track and Field Facilities	4,700,000 OT-P
Improve Softball and Soccer Complex	5,500,000 OT-P
Purchase Property for Campus Expansion	3,000,000 RF
Purchase Property/Parking and Street Improvements	3,000,000 RF
Remove and Replace Student Housing @ Farm	2,500,000 OT-P
Renovate and Expand Clinical Education Complex	8,000,000 OT-P
Renovate and Expand Innovation Campus (CRD)	80,000,000 RF/FF/OT-P
Renovate CRD Phase 1	6,000,000 RF
Renovate South Campus	5,000,000 RF
Renovate State/Normal Street Properties	1,500,000 RF

2024-2026

Construct Science Gallery	\$3,400,000 OT-P
Construct State Street Plaza	5,000,000 RF
Purchase Property for Campus Expansion	3,000,000 RF
Purchase Property/Parking and Street Improve	3,000,000 RF
Renovate and Expand Intramural Sports Complex	11,800,000 OT-P
Renovate and Expand Student Intramural Recreation Facility @ PHAC	20,000,000 OT-P

2026-2028

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

Western Kentucky University
Ongoing/Current Capital Projects

Project Title	County	Initial Auth	Status	Constr % Compl	Contract Compl
Capital Renewal Pool - 2020-2022	Warren	2020-2022	Awaiting Initiation by Agency		
Construct Parking Structure IV	Warren	2020-2022	Awaiting Initiation by Agency		
Construct South Plaza	Warren	2020-2022	Awaiting Initiation by Agency		
Construct, Renovate and Improve Athletic Facilities	Warren	2020-2022	Awaiting Initiation by Agency		
Demolish Foundation Building/Improve Site	Warren	2020-2022	Awarding Contract		
Demolish Garrett Conference Center/Improve Site	Warren	2020-2022	Planning		
Demolish Tate Page Hall/Improve Site	Warren	2020-2022	Awarding Contract		
Improve Life Safety Pool/Academic Buildings	Warren	2020-2022	Awaiting Initiation by Agency		
Install Bike Paths	Warren	2008-2010	Complete/Closed Out	100	05/28/20
Purchase Property for Campus Expansion 2020-2022	Warren	2020-2022	Awaiting Initiation by Agency		
Purchase Property/Parking and Street Improvements 2020-2022	Warren	2020-2022	Awaiting Initiation by Agency		
Reconfigure Health Science Classrooms	Warren	CPBOC-4/01/20	Complete/In Warranty	100	09/13/20
Remove and Replace Student Housing at Farm	Warren	2020-2022	Awaiting Initiation by Agency		
Renovate Academic Complex	Warren	2020-2022	Awaiting Initiation by Agency		
Renovate and Expand Clinical Education Complex	Warren	2020-2022	Awaiting Initiation by Agency		
Renovate and Expand Innovation Campus	Warren	2020-2022	Awaiting Initiation by Agency		
Renovate Central Heat Plant	Warren	2020-2022	Awaiting Initiation by Agency		
Renovate Grise Hall	Warren	2020-2022	Awaiting Initiation by Agency		
Renovate Helm/Cravens Library Sub-projects:	Warren	2018-2020	Multiple Subprojects		
Renovate Helm/Cravens Library (Sub-project: Construct WKU Commons @ Helm Library)					
Renovate Helm/Cravens Library (Sub-project: Partial Demolition of Helm Library) - Complete/Closed out					
Renovate Helm/Cravens Library (Sub-project: Construct WKU Commons @ Helm Library)		2018-2020	In Construction	70	10/01/21

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

Project Title	County	Initial Auth	Status	Constr % Compl	Contract Compl
Renovate Jones Jaggars Interior	Warren	2020-2022	Awaiting Initiation by Agency		
Renovate Kentucky Building	Warren	2020-2022	Awaiting Initiation by Agency		
Renovate Ogden College of Science and Engineering Facility	Warren	2020-2022	Awaiting Initiation by Agency		
Renovate Police Department	Warren	2020-2022	Complete/In Warranty	100	05/31/21
Renovate Potter College Arts and Letters Facilities	Warren	2020-2022	Awaiting Initiation by Agency		
Renovate Raymond Cravens Library	Warren	2020-2022	Awaiting Initiation by Agency		
Renovate South Campus	Warren	2020-2022	Awaiting Initiation by Agency		
Renovate State and Normal Street Properties	Warren	2020-2022	Awaiting Initiation by Agency		
Renovate Tate Page Hall	Warren	2020-2022	Awaiting Initiation by Agency		
Repair/Replace Roof at Center for Research and Development	Warren	2020-2022	Awaiting Initiation by Agency		
Replace Underground Infrastructure	Warren	2020-2022	Planning		

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.