CAPITAL PLANNING ADVISORY BOARD

2024-2030 Agency Capital Plan

Staff Analysis and Comments

INSTITUTION:

Eastern Kentucky University

AGENCY MISSION AND PROGRAMS

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 law 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.) as well as a new Bachelor of Science in Manufacturing Engineering. 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's chief administrative officer is its President. Direct reports to the President include the Executive Vice President for Academics & Provost; the Senior Vice President for Finance & Administration; Vice President of Minority Affairs and Strategic Initiatives; University Counsel; the Senior Vice President for Student Success and Campus Life; the Athletics Director; the Vice President for Development and Alumni Relations; the Vice President for Government Relations; the Chief of Staff and Vice President of Communications and Brand Management, and Internal Audit.

The University fulfills its academic mission through its six academic colleges: Arts, Letters, and Social Sciences; 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.

Funding by Source	<u>2024-2026</u>	<u>2026-2028</u>	<u>2028-2030</u>	<u>Total</u>
General Fund	\$947,779,000	\$75,000,000	\$0	\$1,022,779,000
Restricted Funds	131,400,000	58,000,000	24,000,000	213,400,000
Federal Funds	2,200,000	0	0	2,200,000
Agency Bonds	55,000,000	0	176,000,000	231,000,000
Other Cash	112,125,000	0	0	112,125,000
Other LTF	<u>65,000,000</u>	0	0	65,000,000
Total	\$1,313,504,000	\$133,000,000	\$200,000,000	\$1,646,504,000
No. of Projects by Type	<u>2024-2026</u>	<u>2026-2028</u>	<u>2028-2030</u>	<u>Total</u>
Construction - Other	11	1	1	13
Construction - PIP	17	2	2	21
Equipment	3	0	0	3
IT	<u>3</u>	<u>0</u>	<u>0</u>	<u>3</u>
Total	34	3	3	40

Proposed Funding – Funding Summary

2024-2030 CAPITAL PLAN PLAN OVERVIEW FORM SYP-P1

Branch: Cabinet/Function: Agency/Institution:

Executive Branch Cabinet for Postsecondary Education Eastern Kentucky University

Eastern Kentucky University (EKU) continues to need and seek significant physical plant investment focused on deferred maintenance needs and replacement of existing facilities and infrastructure for continued use by students, faculty, staff and the general public.

Unexpected cost increases and unpredictable volatility in commodities, components, goods and services have affected the initiation and completion of several current authorizations. This has resulted in additional phases of capital authorization needs included in the previous 2024-2030 plan. The New Model Lab Phase II, Renovate Alumni Coliseum Phase II, and Comprehensive Aviation Expansion items all are included as priorities for FY24-26 in order to address the instability in pricing and the impact of inflation as a result of the 2019-2020 global COVID-19 pandemic.

The Comprehensive Aviation Expansion picks up from the original FY20-22 biennial budget request which was only partially funded in FY21 via House Bill 352. Model Lab is an original service of EKU, founded at the inception of the public post-secondary institution in 1906; the EKU Aviation program is a nationally and regionally recognized post-secondary degree offering, producing graduates that typically are able to secure employment prior to completing degree requirements and aiding Kentucky's degree-to-jobs workforce pipeline, this request is intended to promote the Aviation program to the top ranks of Aviation programs nationally. Alumni Coliseum is a major regional-use facility and a facility central to Academics and Athletics at EKU, it has never had a major maintenance overhaul, which is long overdue.

EKU has nearly fully-obligated the entirety of the \$63M FY22-24 Asset Preservation Pool and the improvement range from major steam line replacement to original steam line infrastructure first installed in 1940s, major system and component replacement of HVAC, water lines, chillers and boilers, roofs and core facility needs for facilities constructed in the 1910s and 1920s. There are still extensive deferred maintenance needs, so much so that EKU is seeking another \$75M in deferred maintenance with match terms to be deliberated and debated by the Office of State Budget Director, Council on Postsecondary Education and the Legislature.

Lastly, EKU needs to fully replace unused and offline facilities, too far gone to use deferred maintenance funds, demolish these facilities and construct a new, state of the art, energy efficient main Academic Building which will house classrooms, swing-spaces, presentation spaces, labs and faculty offices to best serve in person students for the coming decade; the last significant student-focused academic use facility was the Phase I and II New Science Building, constructed in the prior decade.

A combined commitment to existing infrastructure via aggressive use of current deferred maintenance resources plus future maintenance requests and new facility construction will ensure that EKU thoughtfully balances the capital investments of the past one hundred-eighteen years with the investments needed for FY24 through FY30.

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EASTERN KENTUCKY UNIVERSITY

Proposed Projects Involving the General Fund (cash or bonds)

(amounts in **bold** are the total budget)

2024-2026

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

1 **Construct New Model Laboratory School Phase II**

Eastern Kentucky University requests authorization for General Funds to construct a new Model Laboratory School. The Donovan Building that serves the Model Laboratory School was originally constructed in 1961. A Phase II is recommended due to unexpected cost volatility extending from the COVID-19 pandemic. (C-PI)

CPAB Staff Notes

- This is a Phase II continuation of the New Model Lab project approved as part of the FY22-24 HB 1 biennial budget for \$90,000,000 (BF).
- A Phase II is recommended due to unexpected cost volatility extending from the COVID-19 pandemic.
- This project was included in EKU's 2022-2024 capital plan (#2 priority) at \$90,000,000

2 **Renovate Alumni Coliseum Phase II**

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

CPAB Staff Notes

- This is a Phase II continuation of the Renovate Alumni Coliseum project approved as part of the FY22-24 HB 1 biennial budget for \$73,350,000 (RF \$5,000,000, BF \$31,350,000, AB \$25,000,000, and Private-Cash 11,000,000). Phase II is incorporating recent cost volatility and unpredictability elements for completion.
- This project was included in EKU's 2022-2024 capital plan (#4 priority).

2024-2026 Asset Preservation Pool (Phase II) 3

This project provides General Fund Bond Funds to address prioritized critical asset infrastructure needs, building on maintenance progress from the FY22-24 Asset Preservation Pool. (C-PI) **CPAB Staff Notes**

- This project is related to the FY22-24 Asset Preservation Pool associated with CPE biennial recommended project authorizations. These projects accommodate related deferred maintenance initiatives and improvements.
- Asset Preservation was approved as part of the FY22-24 HB 1 biennial budget for \$31,514,000 (BF \$37,403,000, and AB \$4,111,111) in each fiscal year.

4 **Comprehensive Aviation Expansion Phase II**

This project was originally proposed in the FY20-22 biennium, it was partially funded as an Aviation Equipment Pool and Aviation Instructional Facility. EKU wishes to revisit the original expansion concept which builds out extensive classroom space, hangar capacity, increases the Aviation simulator base, constructs and improves runways and tarmac and upgrades the flight tower services for the Central Kentucky Regional Airport. (C-O)

CPAB Staff Notes

- The Aviation Equipment Pool was previously authorized in the 2022-2024 budget HB 1 for \$5,000,000 (RF).
- The previous budget (2022-2024 HB 1) also approved \$2,650,000 (\$2,000,000 private funds-cash, \$400,000 FF, and \$250,000 RF) to Construct Aviation/Aerospace Instructional Facility Additional Authorization and Reallocation.
- This project updates the cost elements to include recent market volatility as well as provide some additional expansion options for the Central Kentucky Regional Airport.

5 **Construct Academic Complex**

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.

\$75,000,000

\$59,100,000

\$32,000,000

\$54,000,000

\$146,229,000

Potential additional services include building a new student health center. This facility will also provide an energy efficient environment for students and faculty. (C-O)

- CPAB Staff Notes
- This project has been requested in EKU's previous six capital plans. It was listed as their #1 priority in their last capital plan.
- \$3,000,000 in other third-party financing was authorized as part of the FY22-24 HB 1 biennial budget.
- Funding source includes GF \$146,229,000.

6 Renovate and Update Academic Spaces-Facilities

This project will renovate and update multiple facility locations for academic use which can't be consolidated further into the Construct Academic Complex facility construction. (C-PI) <u>CPAB Staff Notes</u>

 New Project - Developed in conjunction with 'Construct Academic Complex' planning and design efforts. Various facility needs will be reviewed and assessed based on legislative approval of the Construct Academic Complex capital request.

7 Demolish Building Pool

The building stock at Eastern Kentucky University (Academic, Administrative, and Housing) are outdated. The demolition of these buildings will allow for more modern building to be built. (C-O) <u>CPAB Staff Notes</u>

- Demolish Building Pool was approved as part of the FY22-24 HB 1 biennial budget for \$40,000,000 (RF \$20,000,000 and private funding (cash) \$20,000,000).
- The current project seeks an increased appropriation and General Funds (\$20,000,000) to implement.
- EKU indicates that in a recent review of the EKU Building plan, it was identified that several academic, administrative and residence halls should be demolished. The building designs and layouts cannot be easily modified or renovated into a format currently in demand by staff and students. In addition, any expense to attempt to renovate these buildings would not be prudent.

8 Renovate and Upgrade Heat Plant

EKU's Central Heat Plant was constructed in 1909 and has undergone several renovations between original construction and the present. Additional heating service equipment, energy efficiency equipment and controls, heating distribution components and heat plant physical facility deferred maintenance will be upgraded and improved. (C-PI)

CPAB Staff Notes

- \$7,000,000 in RF was approved as part of the FY22-24 HB 1 biennial budget.
- EKU indicated that General Fund Bond Funds were excluded from the project, leaving an insufficient amount of Restricted authorization to initiate the project scope.
- Funding source includes GF \$15,000,000 and RF \$3,000,000.
- This project has been included in the previous six capital plans.

9 Construct Health Sciences Complex

This project is a 100,000 square foot Health Sciences Building on University property. This will allow for needed expansion of the University's Health Sciences programs in order to better meet the needs of the Commonwealth for trained health care professionals, primarily associate and baccalaureate degree nursing. (C-O)

CPAB Staff Notes

- New Project EKU indicates that the space currently utilized by these programs in Rowlett and Dizney would provide needed expansion space for other Health Science Programs in Environmental Health, Occupational Therapy, Emergency Medical Care, and others.
- Funding source includes GF \$100,000,000, RF \$5,000,000, and private funding (cash) \$25,000,000.

10 Renovate Roark Building

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

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\$100,000,000

\$20,000,000

\$18,000,000

\$130.000.000

\$75,000,000

renovation compared to replacement, ability to efficiently use the space after a renovation and energy consumption (C-PI)

CPAB Staff Notes

- This project has been included in the previous three capital plans. It was as their #5 priority in last year's plan at a scope of \$75,000,000.
- Funding source remains the same which includes GF \$75,000,000.

11 Construct Multi-purpose Wellness and Perf Fac

This facility will support the overall community wellness, clinical/academic laboratory needs for several academic programs and provide a flexible community engagement/economic development venue for EKU and the larger local community. (C-PI)

CPAB Staff Notes

- New Project – EKU indicates this project was conceived in conjunction with the planning and development of the Alumni Coliseum renovations for Phase I and II.

12 Begley Building Comprehensive Maintenance and Ex

The Begley Building has significant deferred maintenance and expansion component needs, expansion could include dual-use purpose such as housing or expanded E&G use. The building was constructed in 1970 and has been utilized for numerous events and purposes over a half century. (C-PI) <u>CPAB Staff Notes</u>

- New Project EKU indicates that the Begley Building is in need of systemic maintenance and repair given the intended lifespan of the facility and the age since construction.
- The seven-story Begley Building is designed to serve nearly 2,000 students in classes and also provides seating for more than 20,000 football spectators. Included in the structure are three gymnasiums, 12 hand-ball courts, 36 classrooms, 60 offices and the dressing facilities for physical education and football.
- Funding source includes GF \$110,000,000 and AB \$40,000,000.

13 Steam Line Upgrades

The University's steam system is very old and is in need of repair. Some work has been done through the use of University Restricted Funds, and some work is ongoing via the Asset Preservation Pool. This request is for additional work to be done through third party financing. (C-PI)

CPAB Staff Notes

- This project was included in the two previous capital plans, as well as the 2016-2022 plan.
- \$10,000,000 in third party financing was approved as part of the FY22-24 HB 1 biennial budget.
- Funding source includes GF \$5,000,000 and private funding (cash) \$15,000,000.

14 Renovate Mechanical Systems Pool 2022-2024

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

- This project was included in the previous five capital plans. It was listed as EKU's #8 priority in the last capital plan.
- \$10,000,000 in RF was approved as part of the FY22-24 HB 1 biennial budget.
- EKU indicates that the project has not been undertaken because priority was given to project designated for the biennial Asset Preservation Pool.
- Funding source includes GF \$10,000,000 and RF \$10,000,000.

15 Renovate Whalen Complex

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)

\$20,000,000

\$92,000,000

\$150,000,000

\$20,000,000

\$40,250,000

CPAB Staff Notes

- This project was included in the previous five capital plans.
- EKU indicates the original estimate based on \$175.00 per foot renovation expense and \$190 per foot new construction for the high bay area (50 X 50). An update based on potential use enhancement, historic sensitivity and integration of any high bays points to a \$228.81 per foot budget.
- Funding source includes GF \$38,250,000 and Private Fund (Cash) \$2,000,000

16 Construct Alumni & Welcome Center

\$40,000,000

A new Alumni and Welcome Center will serve as a new "home" for EKU's 100,000+ alumni, and will create a signature facility where alumni and friends alike will begin their visit to the Campus Beautiful. The Office of Admissions will begin campus tours from the new Center, which will bring together alumni and future alumni in the new building. (C-O)

CPAB Staff Notes

- This project received previous authorization of \$20,000,000 private funding (cash) as part of the FY22-24 HB 1 biennial budget.
- EKU indicates the project wasn't undertaken due to multiple projects that were overdue and state funded taking priority for the Facilities Division for this time period. They also indicated the main difference is a scope and fund source increase to include General Fund Bond Funds as an additional fund source.
- Funding source includes GF \$20,000,000 and Private Fund (Cash) \$20,000,000.

<u>2026-2028</u>

Renovate Bert Combs Building

\$75,000,000

EASTERN KENTUCKY UNIVERSITY

Proposed Projects Involving Agency Bonds

(Projects listed by agency priority)

2024-2026

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

Begley Building Comprehensive Maintenance and Ex 1

The Begley Building has significant deferred maintenance and expansion component needs, expansion could include dual-use purpose such as housing or expanded E&G use. The Building was constructed in 1970 and has been utilized for numerous events and purposes over a half century. (C-PI)

2 Improve Campus Pedestrian, Park and Trans Pool This project will repair/replace existing pedestrian and parking infrastructure and/or building systems. This pool of projects may finance projects that cost \$1,000,000 or more. (C-PI)

2026-2028

- 1 **Renovate Residence Halls Pool**
- 2 **University Housing Auxiliary Finance Restructure**

\$21,000,000

\$26,000,000 \$150,000,000

\$150,000,000

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).

<u>2024-2026</u>

Academic Computing Pool	\$8,000,000	RF
Additional University Services Space	2,500,000	RF/OT-P
Administrative Computing Pool	6,500,000	RF
Athletics Capital Improvements Pool	50,000,000	RF/OT-P
Aviation Acquisition Pool	5,000,000	RF
Campus Data Network Pool	13,000,000	RF
Campus Infrastructure Upgrade	40,000,000	OT-LTF
Chemistry and Translational Research Pool	1,325,000	RF/OT-P
Commonwealth Hall Partial Repurposing and Renovation	6,000,000	RF
Guaranteed Energy Savings Performance Contracts	25,000,000	OT-LTF
Improve Campus Pedestrian, Park and Trans Pool	21,000,000	RF/AB/OT-P
Innovation and Commercialization Pool	15,000,000	RF/OT-P
Miscellaneous Maintenance Pool 2024-2026	20,000,000	RF
Natural Areas Improvement Pool	1,000,000	RF
Property Acquisitions Pool	10,000,000	RF/OT-P
Scientific and Research Equipment Pool	7,400,000	RF/FF/OT-P
Upgrade and Improve Residence Halls Pool	10,000,000	RF

<u>2026-2028</u>

Miscellaneous Maintenance Pool 2026-2028	23,000,000	RF
Renovate Residence Halls	35,000,000	RF

<u>2028-2030</u>

Miscellaneous Maintenance Pool 2028-2030	\$24,000,000	RF
Renovate Residence Halls Pool	26,000,000	AB
University Housing Auxiliary Finance Restructure	150,000,000	AB

EASTERN KENTUCKY UNIVERSITY Quarterly Status Report - Current Capital Projects Reported as of June 30, 2023

Project Title	Authorization	Project Status	% Complete
Academic Computing Pool	2022-2024	Other	
Additional University Services Space	2022-2024	Awaiting Initiation by Agency	
Administrative Computing Pool	2022-2024	Other	
Asset Preservation Pool - 2022-2024*	2022-2024	Multiple Subprojects:	
Burrier Exterior Repairs		Design/Phase A	
Coates Exterior/Interior Repairs		Design/Phase A	
Improve Parking Systems		Awaiting Initiation by Agency	
Powell Roof Replacement		Complete/Closed Out	100%
Renovate Building Interiors		Bidding	2.00
Renovate/Replace/Modernize Elevator Systems Renovate/Replace/Upgrade Roof Structures		In Construction Planning	26%
Renovate/Upgrade Campus Pedestrian Accessways		In Construction	2%
Renovate/Upgrade Electronical Systems		In Construction	1%
Repair/Replace Infrastructure/Building Systems 0		In Construction	1%
Repair/Replace Infrastructure/Building Systems 1		In Construction	1%
Repair/Replace Infrastructure/Building Systems 2		In Construction	1%
Rowlett Roof Replacement		Complete/Closed Out	100%
Steam Line Upgrades		In Construction	11%
Campus Data Network Pool	2022-2024	Other	
Campus Infrastructure Upgrade**	2022-2024	Awaiting Initiation by Agency	
Commonwealth Hall Partial Repurposing and Renovation	2022-2024	Awaiting Initiation by Agency	
Construct Academic Complex	2022-2024	Awaiting Initiation by Agency	
Construct Alumni and Welcome Center	2022-2024	Awaiting Initiation by Agency	
Construct Aviation/Aerospace Instructional Facility*	2020-2022	A/E Selection	
Construct EKU Early Childhood Center	2022-2024	Awaiting Initiation by Agency	
Construct New Model Laboratory School*	2022-2024	Planning	
Construct Student Health Center	2022-2024	Awaiting Initiation by Agency	
Construct Student Life Facilities	2016-2018	In Construction	97%
Demolish Building Pool	2022-2024	Awaiting Initiation by Agency	
Innovation and Commercialization Pool	2022-2024	Awaiting Initiation by Agency	
Misc. Maintenance Pool	2020-2022	Multiple Subprojects:	
Replace Campbell Building HVAC		In Construction	66%
Replace Ramsey Heat Plant Boiler 5		In Construction	81%
Misc. Maintenance Pool Return Mattox to Residence Hall	2022-2024	In Construction	13%
Property Acquisitions Pool	2022-2024	Awaiting Initiation by Agency	1370
Renovate Alumni Coliseum*	2022-2024	Design/Phase B	
Renovate and Upgrade Heat Plant	2022-2024	Awaiting Initiation by Agency	
Renovate Mechanical Systems Pool	2022-2024	Awaiting Initiation by Agency	
Renovate and Upgrade Heat Plant	2022-2024	Awaiting Initiation by Agency	
Renovate Mechanical Systems Pool	2022-2024	Awaiting Initiation by Agency	
Renovate Whalen Complex	2022-2024	Awaiting Initiation by Agency	
Repair/Replace Infrastructure/Building System Pool**	2022-2024	Awaiting Initiation by Agency	
Residence Hall Renovation Pool	2022-2024	Multiple Subprojects:	
Phase I – Keene Hall		Bidding	
Phase I – Palmer Hall		Design/Phase A	

Phase II – Burnam Hall		Design/Phase A	
Phase II – Sullivan Hall		Design/Phase A	
Steam Line Upgrades**	2022-2024	Awaiting Initiation by Agency	
University Services Space	2020-2022	Complete/Closed Out	100%
Upgrade Building Management System Controls	CPBOC – 4/1/22	Complete/Closed Out	100%

All projects are located in Madison County, unless otherwise noted.

*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). **Utilizing 2022-2024 Asset Preservation Pool authorization.

Project Status is identified as one of the following:

- <u>Awaiting Initiation by Agency</u> this project has not yet been started either because the agency for which the project was authorized has not yet contacted the Finance and Administration Cabinet or the HB 622 institution has not yet initiated the project through its internal procedures.
- <u>Planning</u> in house activity prior to A/E selection. For projects financed from restricted, federal, or "other" funds, this category is not to be used until those funds have been awarded or received.
- <u>Design/Phase A</u> schematic design.
- <u>Design/Phase B</u> design development.
- <u>Design/Phase C</u> construction document development.
- <u>Construction/Multiple Bid Packs</u> this category is only for projects that have multiple bid packages. It is to be 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 should change to "In Construction."
- <u>In Construction</u> between construction contract award and substantial completion.
- <u>Complete/In Warranty</u> certification of substantial completion has been received from the A/E and the contractor warranty period has not yet expired.
- <u>Complete/Closed Out</u> project is complete, the warranty period has expired, and the project account has been closed.
- <u>Complete/Not Closed Out</u> 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.
- <u>Cancelled</u> 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 or reallocated to another project (if indicated).