

CAPITAL PLANNING ADVISORY BOARD

**2024-2030
Agency Capital Plan**

Staff Analysis and Comments

INSTITUTION:

University of Louisville

AGENCY MISSION AND PROGRAMS

The University of Louisville (UofL) is a state-supported metropolitan university located in Kentucky's largest city. The 409-acre Belknap Campus houses 8 of the university's 12 colleges and schools along with a child care center. The Health Sciences Center, 62 acres, is in Louisville's downtown medical complex and houses the university's health-related schools, the Clinical and Translational Research Building, as well as UofL Hospital. The 235-acre Shelby Campus located in eastern Jefferson County, houses the National Crime Prevention Institute, the Division of Distance and Continuing Education, and the Center for Predictive Medicine. A research park is planned, which will promote integration of academic and clinical applications with economic development. Now under the leadership of President Dr. Kim Schatzel, the university's academic programs attract students from every state and all over the world. Our enrollment in 2021-2022 school year exceeded 23,000 students.

House Bill 1, the Commonwealth's Postsecondary Education Reform legislation, calls for UofL to be recognized as a nationally ranked metropolitan research university. The University embraces this charge and has responded with a focused strategic plan that establishes goals with prioritization of resources. The University's mission is to be a premier, nationally recognized metropolitan research university with a commitment to the liberal arts and sciences and to the intellectual cultural, and economic development of our diverse communities and citizens through the pursuit of excellence in a set of guiding principles that shape our community and our actions. The Cardinal Principles consist of Community Care, Accountability, Respect, Diversity and Inclusion, Integrity and Transparency, Noble Purpose, Ability and Leadership.

Moving forward, the University's Strategic Plan Initiative will emphasize student success by providing the support and services students need to move seamlessly through the curriculum while embedding engagement, international experience, research opportunities, cultural diversity and the use of technology related to the student's academic discipline. The university community strives to make UofL a great place to learn, work, discover and connect.

PROPOSED PROJECTS – Financial Summary

Funding by Source	<u>2024-2026</u>	<u>2026-2028</u>	<u>2028-2030</u>	<u>Total</u>
General Fund	899,886,000	163,500,000	285,000,000	1,348,386,000
Restricted Funds	364,100,000	113,900,000	280,600,000	758,600,000
Federal Funds	2,000,000			2,000,000
Road Funds	5,315,000			5,315,000
Agency Bonds	24,566,000		40,000,000	64,566,000
Other Cash	<u>586,000,000</u>		<u>80,000,000</u>	<u>666,000,000</u>
Total	1,881,867,000	277,400,000	685,600,000	2,844,867,000

No. of Projects by Type	<u>2024-2026</u>	<u>2026-2028</u>	<u>2028-2030</u>	<u>Total</u>
Construction - Other	18	1	5	25
Construction - PIP	57	10	10	78
IT	<u>8</u>	<u>0</u>	<u>0</u>	<u>8</u>
Total	83	12	16	111

PIP - Protect Investment in Plant

**2024-2030 CAPITAL PLAN
PLAN OVERVIEW
FORM SYP-P1**

Branch:
Cabinet/Function:
Agency/Institution:

Executive Branch
Cabinet for Postsecondary Education
University of Louisville

University of Louisville (UofL) is currently creating a 10-year Master Plan, which will be finalized in the Summer of 2023. The result of the plan is being woven into the 2024-2030 Six-Year Capital Plan and will provide a map to the future of UofL.

UofL recently completed the construction of two housing buildings on the Belknap Campus, plus a Student/Athletic building in partnership with the University of Louisville Foundation. Each project contributed to providing students the opportunity to experience campus life.

Currently we are renovating a space on our Health Sciences Campus (HSC) in the Medical Tower into a vivarium, which supports UofL as it seeks to achieve its mandate to be a nationally recognized metropolitan research university. In addition, we are in the design stages to construct a new Speed School Engineering building on the Belknap Campus. Programs impacted include Electrical and Computer Engineering, Bioengineering, Chemical Engineering, Civil and Environmental Engineering, and will also support the university's research goals.

Over the 6-year horizon of the attached 2024-2030 plan, UofL proposes an ambitious collection of capital investments that will improve the quality & performance of our existing facilities portfolio, as well as construct new facilities that further contribute to our core mission of academics, research and clinical excellence.

To realize these projects, UofL continues to explore a variety of funding sources, including philanthropic gifts, federal grants, agency bonds, donations & restricted funds, along with requesting funding by the State. UofL will also pursue these goals while recognizing the critical importance of maintaining an affordable cost of attendance for KY students. For the top 6 institutional capital investment priorities listed below, the university requests State general fund support to make these projects possible.

Priority 1: Construct 21st Century Academic Research, Tech, Education Building for \$280,000,000. This project will construct a new building on the site of the previous Medical Dental Apartments building, which was demolished in 2023. Space will include research and simulation labs, classrooms, meeting space and fit out space for future lab growth. All Health Sciences Campus (HSC) departments will have the opportunity to use the simulation space for research and education.

Priority 2: Construct STEM Building for \$142,000,000. This project will construct a new STEM building on the Belknap Campus to provide space for STEM programs to expand. Building space would include classrooms, labs, offices and student collaboration spaces.

Priority 3: Renovation of Critical Academic A&S Buildings for \$70,000,000. Enrollment and graduation rates for students majoring in STEM programs are expected to continue to increase. Investment in these building upgrades is essential to ensure a high-quality learning and research environment that prepares students to meet Kentucky's workforce needs.

Priority 4: Construct Student Commons & Recreational Fields for \$17,000,000. The University of Louisville's park and student recreational field project aims to enhance the student experience by relocating the program from the current location to a more suitable location.

Priority 5: Campus Infrastructure Modernization for \$100,000,000. This additional request would be used to address projects that could not be addressed with the previous funds, which were provided in House Bill 1 for the 2022-2024 biennium. This funding will help address the many issues with our deferred building maintenance, life safety, and refresh of buildings on all three campuses. –

Priority 6: Steam and Chilled Plant Pool for \$40,000,000. The Steam and Chilled Water Plant services the buildings on the Belknap Campus. Upgrades to the building, systems and equipment are necessary to keep buildings functioning at a high level for the university community.

UNIVERSITY OF LOUISVILLE
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 Const 21st Century Acad Research, Tech, Educ Bld** **\$280,000,000**
This project would be to construct a new building on the site of the previous Medical Dental Apartments building, which was demolished in 2023. Space will include research and simulation labs, classrooms, meeting space and fit out space for future lab growth. (C-O)
CPAB Staff Notes
 - Funding source includes GF \$260,000,000 and RF \$20,000,000.
 - Medical Dental Apartments was built in 1962 with an external gross areas of 84,852 sq ft. Last renovation was in 1994. The building was in poor condition and demolished in 2023.
 - RF of \$90,000,000 was authorized in the HB 1 2022-24 Biennial budget. However, lack of funding has prevented the project from starting.
 - Budget has increased to accommodate the refined project scope.
- 2 Construct - STEM Building** **\$142,000,000**
Construct new STEM building on the Belknap Campus to provide space for STEM programs to expand and accommodate growth in the programs. (C-O)
CPAB Staff Notes
 - New Project- Construct new STEM building on Belknap Campus to attached students to the university STEM programs. Building space would include classrooms, labs, offices and student collaboration spaces.
- 3 Renovation of Critical Academic A&S Bldgs** **\$70,000,000**
This project will renovate and upgrade spaces such as classrooms, instructional laboratories, and student support space in the Arts and Sciences buildings on the Belknap Campus. (C-PI)
CPAB Staff Notes
 - New Project- was not included in the previous capital plan.
 - UL indicates enrollment and graduation rates for students majoring in STEM programs has and is expected to continue increasing at the University of Louisville and across the country. The College of Arts and Sciences encompasses a wide range of buildings and rooms. Currently there are 22 buildings with an estimated accumulative space of 580,437 sq. ft. Of the 22 buildings, 6 are over 110 years old, 3 are STEM buildings. Buildings consist of classrooms, studios, labs, student spaces, auditoriums and offices.
- 4 Construct - Student Commons and Recreational Fields** **\$17,000,000**
Acquisition and development of fields for the Student Intramural Program. (C-PI)
CPAB Staff Notes
 - This project has been included in several previous capital plans. \$1,215,000 in RF was authorized in the HB 1 2022-24 biennial budget; however, the project hasn't been undertaken due to lack of funding.
 - The project was previously listed as 'Construct – Artificial Turf Field Intermural.'
 - UofL's large intramural field on Brook Street will be moved to a more appropriate space on the Belknap Campus and including replacing surface with an all weather synthetic turf with under field drainage system.
 - Constructing a Student Recreational Field project will be eliminated if the project Construct STEM Bldg is approved and funded for implementation.
- 5 Campus Infrastructure Modernization** **\$100,000,000**
Asset preservation pool to upgrade facilities on all campuses that could not be addressed with the funds provided in House Bill 1 from the 2022-2024 biennium(C-PI)

CPAB Staff Notes

- Asset Preservation funds of \$106,452,000 was approved as part of the HB 1 22-24 biennial budget.

6 Steam and Chill Plant Pool \$40,000,000

Project pool to address any upgrades needed for the Steam and Chill Plant that services the Belknap Campus at University of Louisville. (C-PI)

CPAB Staff Notes

- New Project- was not included in the previous capital plan.
- The Steam and Chilled Water Plant was constructed in 1980 with an exterior gross area of 32,697 sq. ft. Plant provides heating and cooling to many of the buildings on the Belknap campus.

7 Frazier Rehab Renovation, Build-Out and Equip \$16,000,000

Renovation and build-out of 14th floor, which houses the KY Spinal Cord Injury Research Ctr. Current Spinal Cord team is segmented within different floors and outgrowing their current spaces. (C-PI)

CPAB Staff Notes

- New Project- was not included in the previous capital plan.
- Renovation space is approximately 24,938 sf.
- Members of the department currently occupy space on other floors, and will relocate to the newly renovated space.

8 Renovation of Miller IT Building \$2,500,000

Renovation of space in the Miller Information Technology building. (C-PI)

CPAB Staff Notes

- New Project- was not included in the previous capital plan.
- Miller Information Technology building was constructed in 1959 and has an exterior gross sq. ft. of 105,796. The building accommodates several administrative departments, and provides an auditorium for use by all university departments.

9 Construct - Belknap Stormwater Mitigation Improv \$2,500,000

This project will improve storm water runoff and retention on all campuses to aid in prevention of flooding on campus. (C-PI)

CPAB Staff Notes

- This project has been included in several previous capital plans. \$5,000,000 in RF was authorized in the HB 1 2022-24 biennial budget; however, the project hasn't been undertaken due to lack of funding.
- The project budget has been reduced.

10 Speed Sch Multidisciplinary Engineering Bldg 1 \$90,000,000

This project will provide 125,000 GSF of new construction to develop a multidisciplinary engineering building on the existing Speed School complex. The new building will provide space for classrooms, instructional and research laboratories, faculty offices, and student service areas. Programs impacted include Electrical and Computer Engineering, Computer Engineering and Science, Bioengineering, Chemical Engineering, Civil and Environmental Engineering, which are demonstrating the highest growth rate in enrollment. (C-O)

CPAB Staff Notes

- This project has been included in several of the previous capital plans. \$75,000,000 in RF and BF was authorized in the HB 1 2022-24 biennial budget.
- The project has had a budget increase of an additional \$15,000,000, resulting from material and labor increase in the industry.

11 Purchase-Next Generation/ERP Support System \$40,000,000

Project object is to purchase Workday to replace the PeopleSoft system. Originally authorized in 2020, which provided the ability to implement the HR part of the system. Additional funds to be used to implement the financial part of the system. (IT)

12 Guaranteed Energy Savings Contract **\$50,000,000**

The Guaranteed Energy Savings Performance Project Pool serves as a central project pool authorization for Guaranteed Energy Savings Performance Contracts in any University-owned building. (C-O)

CPAB Staff Notes

- This project was included in the two previous capital plans and was authorized in the HB 1 2022-24 biennial budget; However, due to the lack of funding the project hasn't been undertaken.
- The project has since increased in budget and the funding source has changed to GF.
- UL indicates the project will include minor renovation to existing buildings. This project will allow UofL to enter into an agreement with Performance Contractor to reduce our energy usage.

13 Renovate - School of Nursing **\$17,000,000**

Renovate the floors in the K-buildings that are occupied by the School of Nursing. (C-PI)

CPAB Staff Notes

- This project was included in the two previous capital plans and \$14,000,000 in RF was authorized in the HB 1 2022-24 biennial budget. The project has begun; however, UL has indicated an increase in budget.
- Funding sources include GF \$15,000,000 and RF \$2,000,000.

14 ADA Building Upgrade Pool **\$5,000,000**

Upgrade spaces in buildings on all three campuses to meet ADA regulations. (C-PI)

CPAB Staff Notes

- New Project- was not included in the previous capital plan.

15 Asset Preservation Matching Pool-2022-Reauth **\$106,452,000**

Asset Preservation pool to upgrade facilities on all campuses. Reauthorization of projects as reflected in the 2022-2024 Capital Budget and House Bill 1. (C-PI)

CPAB Staff Notes

- Funding source includes GF \$81,886,000 and AB \$24,566,000.
- Project request is reauthorization of project approved in the 2022-2024 Capital Budget. Projects taking longer to implement, because of resources and material lead times.

2026-2028

Engineering / STEM Parking Garage	\$35,000,000
International Center Expansion	\$1,500,000
New Visitor Center & Student Support	\$60,000,000
Renovate - Ekstrom Library	\$20,000,000
Renovate - Flexner Drive	\$7,000,000
Renovate - Humanities Building	\$20,000,000
Renovate - Law School	\$25,000,000

2028-2030

Construct - Intramural Field Complex	\$40,000,000
Construct - Research/Vivarium Building	\$180,000,000
Renovate - Kornhauser Lib & Commons Gnd Fl	\$35,000,000
Renovate - School of Medicine Building 55A	\$20,000,000
Renovate -HSC Instructional & Student Srvs Space	\$30,000,000

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

2024-2026

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

- | | | |
|----------|--|----------------------|
| 1 | Asset Preservation Matching Pool-2022-Reauth | \$106,452,000 |
| | Asset Preservation pool to upgrade facilities on all campuses. Reauthorization of projects as reflected in the 2022-2024 Capital Budget and House Bill 1. (C-PI) | |

2026-2028

- | | | |
|----------|---|----------------------|
| 1 | Construct - College of Business Building | \$120,000,000 |
|----------|---|----------------------|

UNIVERSITY OF LOUISVILLE – cont'd
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).

2024-2026

Basketball/Lacrosse Practice Facility Expansion	25,000,000 OT-P
Build Out space for UofL Depts in P3 Bldg	2,000,000 RF
Campus Code Improvement Pool	10,000,000 RF
Capital Renewal for Athletic Venues	10,000,000 OT-P
Construct - Natatorium	60,000,000 OT-P
Construct - Athletic Grounds Building	5,000,000 OT-P
Construct - Athletics Office Building	7,500,000 OT-P
Construct - Athletics Village	150,000,000 OT-P
Construct - Belknap 3rd Street Improvements	2,500,000 RF
Construct - P3 Housing Complex	80,000,000 OT-P
Construct Connector-Speed Sch to Research Park	10,000,000 RF
Construction - Indoor Facility	20,000,000 OT-P
Construct-Practice Bubble	5,000,000 OT-P
Demo and Construct-Golf Maintenance/Chemical Bld	5,000,000 OT-P
Demo of Resident Halls	6,000,000 RF
Expand & Renovate Athletic Parking Lots	5,000,000 OT-P
Expand and Renovate - Marshall Center Complex	10,000,000 OT-P
Expand and Renovate - Wright Natatorium	10,000,000 OT-P
Expand and Renovate Tailgate Space	5,000,000 OT-P
Expand Patterson Stadium /construct indoor facil	20,000,000 OT-P
Expand, replace & maintain grass practice fields	3,000,000 OT-P
Expand-Ulmer Softball Stadium/Const Indoor Fac	15,000,000 OT-P
Football Practice Field Lighting	5,000,000 OT-P
Green HSC Courtyard	2,000,000 FF
Improve Housing Facilities Pool	15,000,000 RF
Purchase - Computer Processing System & Storage	3,500,000 RF
Purchase - Computing for Research Infrastructure	7,000,000 RF
Purchase - Content Management System	10,000,000 RF
Purchase - Fiber Infrastructure	3,500,000 RF
Purchase - Networking System	8,000,000 RF
Purchase - Security and Firewall Infrastructure	5,000,000 RF
Purchase Housing Facility	75,000,000 RF
Purchase Land	15,000,000 RF
Renovate - Bass Rudd Tennis Center	5,000,000 OT-P
Renovate - Cardinal Football Stadium	25,000,000 OT-P
Renovate - Cardinal Park	10,000,000 OT-P
Renovate - College of Business Academic Space	15,000,000 RF
Renovate - College of Education Acad Space Pool	3,000,000 RF
Renovate - Dental School Space	2,000,000 RF
Renovate - Garvin Brown Boathouse	4,000,000 OT-P
Renovate - Gross Anatomy Lab	3,000,000 RF
Renovate - Parking Structures	3,600,000 RF
Renovate - Resurface & Repair Parking Lot	2,500,000 RF
Renovate and Expand ACCN Studio	4,000,000 OT-P
Renovate and Expand Lee St. Facility	3,000,000 OT-P
Renovate and update Student/Athlete Dormitory	6,000,000 OT-P
Renovate L&N Arena	10,000,000 OT-P
Renovation - Cardinal Stadium Club Upgrades	7,500,000 OT-P

Renovation - Exterior Envelope Replacement-55A	20,000,000 RF
Renovation - Golf Club - Shelby County	3,000,000 OT-P
Renovation - Lynn Soccer Stadium	5,000,000 OT-P
Renovation - Thornton's Academic Center	5,000,000 OT-P
Renovation - Trager Football Practice Facility	5,000,000 OT-P
Renovations - Patterson Baseball Stadium	5,000,000 OT-P
Replace - Artificial Turf Field IV	2,000,000 OT-P
Replace - Artificial Turf Field V	2,000,000 OT-P
Replace - Cardinal Stadium Seats	10,000,000 OT-P
Replace - Electronic Video Boards	10,000,000 OT-P
Replace Fiber Pathway from ACC Studio to venues	3,000,000 OT-P
Replacement - Building MEP	25,000,000 RF
Replacement - Seats in Athletic Venues	7,000,000 OT-P
Structural Improvement Pool	40,000,000 RF
Update and replace equipment in ACCN Studio	4,000,000 OT-P
Update, replace technology in Athletic Venues	10,000,000 OT-P
Upgrade Plumbing & Sanitary Lines- Dental Sch	1,200,000 RF
Vivarium Equipment Replacement & Upgrade Pool	20,000,000 RF
Workday Enhancements-post implementation	2,000,000 RF

2026-2028

Expansion-Auto Book Storage-Retrieval System	4,900,000 RF
Relocate Facility Management Operations Center	20,000,000 RF
Renovate - Fresh Tissue Culture and Morgue	4,000,000 RF
Renovate - Music School Building	5,000,000 RF
Renovation - Vivarium Facilities Pool	75,000,000 RF

2028-2030

Construct - College of Business Building	120,000,000 AB/OT-P
Construct - Resident Hall	60,000,000 RF
Construct - Student Housing & Dining on 4th St	75,000,000 RF
Demolish Natural Sciences Building	2,500,000 RF
Expansion - Greek Row Housing	60,000,000 RF
Renovate - Belknap Playhouse	5,500,000 RF
Renovate - Oppenheimer Hall	4,500,000 RF
Renovate - Patterson Hall	3,500,000 RF
Renovate and Upgrade Speed School Bldg Pool	40,000,000 RF
Renovation - KY Lions Eye Lab	7,000,000 RF
Replace - Parking Services Hardware & Software	2,600,000 RF

UNIVERSITY OF LOUISVILLE
2022-2024 Maintenance Pools
(Authorized amount and fund source)

Projects Included in Pool

<u>Project</u>	<u>Cost</u>	<u>Status</u>
ADA Updates in Various Bldgs	1,800,840	Underway
Bldg Energy Mgmt & Control - VFDS- Phase 1&2	1,054,733	Underway
Bldg Energy Mgmt & Control-Bldg Automation Contr	4,080,000	Underway
HVAC, Elec, Plbg - 55A-B Switchgear Upgrade	2,703,000	Proposed
HVAC, Elec, Plbg-Belknap Switchgear Upgrade	3,200,000	Proposed
HVAC, Elec, Plbg-Steam Tunnel Top-Ph 1-Eastern P	1,785,000	Underway
HVAC, Elec, Plbg-Vogt HVAC	1,862,000	Underway
HVAC, Elec, Plbg-Law Library HVAC	482,690	Underway
HVAC, Elec, Plbg-Music School HVAC	3,467,800	Underway
HVAC, Elec, Plbg-Strickler HVAC	593,204	Underway
HVAC, Elec, Plbg-Thrust HVAC	1,351,500	Underway
HVAC, Elec, Plbg-Life Sciences HVAC	9,486,000	Proposed
HVAC, Elec, Plbg-Natural Sciences HVAC	8,696,702	Proposed
HVAC, Elec, Plbg-JB Speed HVAC	4,821,000	Proposed
HVAC, Elec, Plbg-Brodschi Hall HVAC	275,000	Proposed
Infrastructure Equip-Ekstrom Lib Robotic Arm	531,450	Underway
Infrastructure Equip-Cloud Upgrade Music Sch	510,000	Proposed
Infrastructure Equip-Deaerator Tank	196,000	Underway
Life Safety - Upgrade Door Systems & Cameras	4,590,000	Underway
Life Safety - Upgrade Fire Alarms	1,703,261	Proposed
Life Safety - Upgrade Elevators	1,484,100	Proposed
Refresh & Refurbishment-Med Dent Apt Demo	920,000	Underway
Refresh & Refurbishment in various bldgs	7,974,900	Underway
Roof replacement on various bldgs	6,194,094	Underway
Schneider Hall HVAC and Remediation	3,900,000	Underway
Campus Lighting Upgrade Phase 1	178,434	Completed
Brook St Overpass Bridge Structure Improvements	175,640	Completed
Steam and Chill Plant upgrade	9,800,000	Proposed
Campus Lighting Upgrade Phase 2	102,000	Underway
HVAC, Elec, Plbg-Steam & Chill Cooling Tower	268,738	Proposed