

CAPITAL PLANNING ADVISORY BOARD

**2024-2030
Agency Capital Plan**

Staff Analysis and Comments

INSTITUTION:

Western Kentucky University

AGENCY MISSION AND PROGRAMS

As a leading regional comprehensive university, WKU offers a student-centered academic portfolio designed to attract and retain a student population of increasing quality. WKU is committed to delivering a holistic learning environment consisting of high standards for student persistence, achievement and conduct through personalized attention, broad access, technological innovation and public accountability for actions and outcomes. WKU places a premium on applied learning and encourages engaged research to identify relevant solutions to key social, economic, scientific, health, and environmental problems, as well as study away/abroad experiential learning opportunities to promote diversity and enhance economic development, quality of life, and education at all levels.

WKU provides students of all backgrounds with rigorous academic programs consisting of 97 majors, 75 minors and 72 certificate programs primarily at the baccalaureate and master’s levels, 4 associate degree programs, 46 master’s degree programs, 2 specialist degree programs, 4 professional doctorates, and many professional and pre-professional curricula in education, sciences, technologies, health services, business and liberal arts.

Maintaining a campus of distinctive history and character, WKU carries out its education and service mission through its main campus, regional campuses and extensive distance learning opportunities via a combination of innovative technologies, high impact practices, and traditional postsecondary modes, such as classrooms, laboratories, meeting and seminar rooms, auditoriums and other spaces designed for research, collaboration 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>2024-2026</u>	<u>2026-2028</u>	<u>2028-2030</u>	<u>Total</u>
General Fund	788,700,000	171,800,000	47,400,000	1,007,900,000
Restricted Funds	54,000,000	17,000,000	21,000,000	92,000,000
Federal Funds	15,000,000			15,000,000
Agency Bonds	56,000,000			56,000,000
Other Cash	69,100,000	74,000,000	15,000,000	158,100,000
Other LTF	<u>15,000,000</u>			<u>15,000,000</u>
Total	997,800,000	262,800,000	83,400,000	1,344,000,000

No. of Projects by Type	<u>2024-2026</u>	<u>2026-2028</u>	<u>2028-2030</u>	<u>Total</u>
Construction - Other	13	8	5	26
Construction - PIP	19	6	1	26
Equipment	2	0	0	2
IT	<u>1</u>	<u>0</u>	<u>0</u>	<u>1</u>
Total	35	14	6	55

**2024-2030 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 post-secondary education in Kentucky.

WESTERN 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 Renovate Academic Complex **\$160,000,000**

The project will consist of a new facility to house the College of Health and Human Services (CHHS). The new building will consolidate health and human services programs into one facility to allow increased classroom occupancy, cross-utilization of laboratories and clinics, increased enrollment of current programs, and increased capacity for the development of new innovative programs. The College enrollment has more than doubled from 2,064 students in 2002 to nearly 4,300 students in 2022. The College would like to continue to grow programs to meet workforce demands (i.e. nursing), but we are unable to do so with our current outdated facilities.

The project will be multi-year, multi-phased, depending on the source of funds, and program planning needed for the college. The new building will provide students with a state-of-the-art training facility, preparing them to enter the rapidly growing health and human services sectors. The college currently educates future leaders in seven academic units covering over 40 professional careers. The academic units include the Departments of Applied Human Sciences, Communication Sciences and Disorders, Physical Therapy, Public Health, Social Work, and the Schools of Kinesiology, Recreation, Sport, and Nursing and Allied Health. In addition, the College of Health and Human Services offers degrees at the associate, baccalaureate, master's, and professional doctoral levels. This project will be multi-year, multi-phased depending on source of funds and program planning need for the college. (C-PI)

CPAB Staff Notes

- *This project was included in several previous capital plans, #7 priority in the last plan at a scope of \$27,500,000.*
- *Academic Complex is one of the major classroom buildings on campus, serving a large number of students. The building has never undergone a renovation and subsequently, many of the systems are failing. In particular, the HVAC system is in poor condition. In order to meet the needs of a large number of our students, the building must be renovated.*
- *WKU indicates current market conditions are proving to be 20-24% higher than last submission. Increase in the cost of construction is reflected in updated estimates.*

2 Renovate Potter College Arts & Letters Facility **\$120,400,000**

This project to renovate Potter College Arts & Letters 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 better serving our visitors, students, faculty and staff. (C-PI)

CPAB Staff Notes

- *This project was included in several previous capital plans, #6 priority in the last plan at a scope of \$96,400,000.*
- *Cost Estimate increased due to material, labor and inflation.*

3 Renovate and modernize Cherry Hall **\$30,000,000**

The university is investing \$30 million as part of the asset preservation project to address this facility's needs. This project will assist in providing additional resources to fully renovate this building. Cherry Hall is one of the most highly utilized classroom buildings on our campus. (C-O)

CPAB Staff Notes

- *This project has been included in previous capital plans.*

- *Cherry Hall, a 105,268 sq ft, 3 floor facility originally constructed in 1937 with minor renovations in 1976 houses labs, class rooms, and offices for the History and English Departments. The 96 year old facility is iconic and represents historic significance to the University.*

4 Renovate and Expand Innovation Campus (CRD) \$101,000,000

The Center for Research and Development is a 214,560 sq ft facility currently housing a number of start-up programs for entrepreneurship and business development. The facility is in need of major deferred maintenance items, in particular a \$5,000,000 roof. 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, 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 better serving our visitors, students, faculty and staff. (C-PI)

CPAB Staff Notes

- *This project has been included in previous capital plans. The last plan listed it at a scope of \$80,000,000. The project has changed to include General Funds.*
- *Fund sources include GF \$58,000,000, RF \$7,000,000, FF \$15,000,000, and AB \$21,000,000.*

5 Renovate Raymond Cravens Library \$47,600,000

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 9 floors totaling 96,887 gsf. The VFA Facility Condition & 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

- *This project was included in several previous capital plans, #4 priority in the last plan at a scope of \$40,300,000.*
- *Cost Estimate Increase due to Material, Labor and Inflation*
- *WKU indicates the first phase shall be to conduct a feasibility study for master planning purposes with regard to determination of phases by location spatial needs. Project phase budgets and schedules shall be determined from this initial master plan.*

6 Renovate Kentucky Building \$39,900,000

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 & 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)

CPAB Staff Notes

- *This project was included in several previous capital plans, #11 priority in the last plan at a scope of \$17,500,000.*
- *Cost Estimate Increase due to Material, Labor and Inflation*
- *Kentucky Library and Museum, 80,866 gsf, 3 floors, originally constructed in 1939. This building is on the Historic Register.*

7 Renovate Jones Jagers Hall \$60,000,000

This 47,061 SF building was constructed in 1969 and designed as a lab school. The usage has changed many times over the years but the current plan is to utilize this space for our educational program. The university will be doing an analysis of this building to determine the best approach. We will review several different options to determine what is most economical and feasible for the university. The building currently needs extensive interior and exterior renovations and complete system upgrades to provide for current and expected future use. (C-PI)

CPAB Staff Notes

- This project was included in several previous capital plans. The last plan listed the scope at \$11,400,000.
- Current market conditions are proving to be 20-24% higher than last submission. Increase in the cost of construction is reflected in updated estimates.

8 Ren Ogden College of Science & Engineering Fac \$120,800,000

This project to renovate Ogden College of Science & 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 better serving our visitors, students, faculty and staff.

(C-PI)

CPAB Staff Notes

- This project was included in several previous capital plans, #5 priority in the last plan at \$75,800,000.
- Current market conditions are proving to be 20-24% higher than last submission. Increase in the cost of construction is reflected in updated estimates.
- 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.

9 Repair/Replace Roof at Ctr Research Development \$6,000,000

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)

CPAB Staff Notes

- This project was included in several previous capital plans, #9 priority in the last plan at a scope of \$5,100,000.
- Cost Increases due to material and labor

10 Renovate Hardin Planetarium \$2,000,000

The Hardin Planetarium on WKU's campus is in need of maintenance work on its exterior. This was identified in the Facilities Condition Assessment by VFA in 2006. (C-PI)

CPAB Staff Notes

- New Project

11 Construct One Stop Student Service \$81,600,000

Western Kentucky University would like to implement a One Stop Student Service facility to improve the efficiency of service for students. As the demographics of the student body changes, the university must be flexible in providing convenient access for students services. (C-O)

CPAB Staff Notes

- New Project

12 Improve Life Safety Pool/Academic Bldgs \$34,500,000

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. Both in the state wide higher education Facilities Condition Assessment by VFA in 2006 classified this building as in "Poor" condition. While this 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. By 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)

CPAB Staff Notes

- *This project was included in several previous capital plans, #8 priority in the last plan at a scope of \$27,500,000.*

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 of the central steam plant is necessary to complete this transformation. (C-PI)

CPAB Staff Notes

- *This project was included in several previous capital plans, #13 priority in the last plan with the same scope of \$5,100,000.*

14 Renovate Glasgow Campus **\$28,500,000**

The 58,152 sq ft building constructed in 2001 is now in excess of 20 years old and most building systems are at the end of useful life. These include the roof, HVAC systems, lighting systems, and IT systems. (C-PI)

CPAB Staff Notes

- *New Project*

15 Renovate Grise Hall **\$2,000,000**

This project is needed for a 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 state wide higher education Facilities Condition Assessment by VFA in 2006 classified this building as in "Poor" condition. While this facilities have been well maintained, age is taking its toll on individual components within systems in the buildings as they all have exceeded their useful life. (C-O)

CPAB Staff Notes

- *This project was included in several previous capital plans, #2 priority in the last plan at a scope of \$32,200,000.*
- *WKU indicates the new plan has reduced the overall renovation amount from \$32.2M to \$2.0M. 2021-2031 Master Plan identifies this building to be razed after completion of New College of Business and potential swing-space during other physical campus improvements.*

16 Renovate Jones Jagers Interior **\$1,300,000**

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)

CPAB Staff Notes

- *This project was included in several previous capital plans, #14 priority in the last plan at a scope of \$1,000,000.*
- *Current market conditions are proving to be 20-24% higher than last submission. Increase in the cost of construction is reflected in updated estimates.*

17 Replace Underground Infrastructure **\$15,000,000**

This project continues the multi-year, multi-phased replacement of the existing 5kv underground electrical distribution infrastructure; replacement of campus underground steam lines; and replace 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

- This project was included in several previous capital plans, #3 priority in the last plan at a scope of \$25,000,000.
- Asset Preservation Funding is being utilized to reduce our overall need. Budget Request has been reduced from \$25M to \$15M.

18 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)

19 Capital Renewal Pool \$10,000,000

Possible multi-phased, multi-year pool listing:
 Exterior Windows...\$1M
 Boiler Repairs...\$1.2M
 HVAC.....\$1.3M
 Roofing...\$1.8M
 Pedestrian Paving...\$1.2M
 Roadways...\$1.8M
 Life Safety/Controls...\$1M
 Elevators.....\$1.2M
 Other infrastructure and major maintenance as needed. (C-PI)

2026-2028

Construct Sch of Kinesiology, Rec, Sport Facility	\$19,200,000
Construct WKU Academy	\$42,000,000
Renovate Horse Barns Ag Expo	\$2,400,000
Renovate Jody Richards Hall	\$51,700,000
Renovate PS1 Ground Level/Facilities Mgmt	\$14,900,000
Renovate Service Supply Building	\$22,600,000

2028-2030

Const WKU Owensboro, Phase II	\$18,400,000
Construct South Reg Postsec Ed Center - Phase II	\$19,000,000
Renovate and Improve Downing Student Union	\$10,000,000

WESTERN KENTUCKY UNIVERSITY
Proposed Project Involving Agency Bonds
(amounts in **bold** are the total budget)

2024-2026

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

- | | | |
|----------|--|----------------------|
| 1 | Renovate and Expand Innovation Campus (CRD) | \$101,000,000 |
| | <p>The Center for Research and Development is a 214,560 sq ft facility currently housing a number of start-up programs for entrepreneurship and business development. The facility is in need of major deferred maintenance items, in particular a \$5,000,000 roof. 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, 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 better serving our visitors, students, faculty and staff. (C-PI)</p> | |
| 2 | Construct Parking Structure IV | \$35,000,000 |
| | <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, it's apparent the need for more parking. 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).

2024-2026

Acquire FF&E Diddle Arena	5,000,000 OT-P
Acquire FF&E Equipment Pool	5,000,000 RF
Add Club Seating at Diddle Arena	5,000,000 OT-P
Construct Baseball Grandstand	6,000,000 OT-P
Construct Parking Structure IV	35,000,000 AB
Construct South Plaza	3,600,000 OT-P
Energy Saving Performance Contracting	15,000,000 OT-LTF
Enhance Avenue of Champions streetscaping	4,000,000 RF/OT-P
Expand Track and Field Facilities	6,500,000 OT-P
OT-P Purch Property for Campus Expansion	3,000,000 RF
Purchase Prop/Parking & Street Improve	3,000,000 RF
Remove and Replace Student Housing @ Farm	5,000,000 OT-P
Renovate and Expand Clinical Education Complex	10,000,000 OT-P
Renovate CRD Phase I	12,000,000 RF/OT-P
Renovate South Campus	6,000,000 RF
Renovate State/Normal Street Properties	2,000,000 RF

2026-2028

Construct Equine Facility at WKU Farm	25,000,000 OT-P
Construct State Street Plaza	6,000,000 RF
Purch Property for Campus Expansion	3,000,000 RF
Purchase Prop/Parking & Street Improve	3,000,000 RF
Ren & Expand Intramural Sports Complex	16,000,000 OT-P
Ren & Expand Student Intramural Rec Fac @ PHAC	30,000,000 OT-P
Renovate WL Terry Colonnade	3,000,000 OT-P

2028-2030

Purch Property for Campus Expansion	3,000,000 RF
Purchase Prop/Parking & Street Improve	3,000,000 RF
Renovate CRD Phase II	30,000,000 RF/OT-P

WESTERN KENTUCKY UNIVERSITY
2022-2024 Maintenance Pools
(Authorized amount and fund source)

Projects Included in Pool

<u>Project</u>	<u>Cost</u>	<u>Status</u>
Steam Line Repairs 2022	1,500,000	Underway
Steam Line Repairs 2023	1,500,000	Underway
High Voltage Distribution System	6,000,000	Underway
Cherry Hall Renovation	30,000,000	Underway
N2 to BACNET Conversion (EBS)	325,000	Underway
Exterior Lighting	1,500,000	Proposed
Natural Gas System	500,000	Proposed
Storm Water System	1,000,000	Proposed
N2 to BACNET Conversion (SH)	145,000	Underway
Domestic Water System	600,000	Proposed
Sanitary Sewer System	1,500,000	Proposed
Renovation Gordon Wilson Hall	2,000,000	Proposed
Renovation Kentucky Museum	1,000,000	Proposed
Renovation Jody Richards Hall	2,000,000	Underway
Renovation Center for Research and Development	2,000,000	Proposed
Modernize Campus Access Control	2,000,000	Proposed
E.A. Diddle Arena Roof Project	7,000,000	Proposed
Recoat IEB Roof	140,000	Underway
Renovation of IEB	75,000	Underway
Roof Project (Section 18) CRD	254,000	Underway
Roof Project MMTH	985,000	Underway
Roof Project South Campus	570,000	Underway
FAC Roof Repair/Replacement	150,000	Underway
Replace Generator STH	70,000	Underway
Replace AHU #1 at FAC	225,000	Underway
Replace EST Air Handler(s)	530,000	Underway
Refurbish, upgrade and Replace Phoenix System	400,000	Proposed
Replace Existing Gas Line	50,000	Underway
N2 to BACNET Conversion (MMTH)	150,000	Proposed
N2 to BACNET Conversion (FS)	95,000	Proposed