

CAPITAL PLANNING ADVISORY BOARD

2026 - 2032

Capital Planning System Reports

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Murray State University

MISSION AND PROGRAMS

As Western Kentucky's regional comprehensive public institution, Murray State University has the statutory responsibility to offer high quality academic programs to students attending classes on the main Murray campus as well as those students attending classes on one of our strategically located satellite campuses across western Kentucky in Paducah, Hopkinsville, Madisonville, Henderson and Ft. Campbell. While meeting the academic demands of our local students, Murray State University continues to offer educational opportunities throughout our service region. The 2026-2032 Capital Plan is designed to meet those responsibilities, while effectively and efficiently serving the citizens of the Commonwealth.

As a residential, comprehensive regional university, Murray State University offers core programs in the sciences, technology, engineering, math, nursing and healthcare-related programs (STEM-H), numerous business fields, agriculture, education, liberal arts, humanities, fine arts, among others, and selected high-quality professional programs. The University offers selected undergraduate associate, baccalaureate programs of distinctive quality, and subject to demonstrated need, master's degree programs as well as the specialist program in education, and doctoral programs.

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

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

FUNDING SUMMARY

Fund Source	2026-2028 Biennium	2028-2030 Biennium	2030-2032 Biennium	Total
Restricted Funds	69,734,000	8,300,000	-	78,034,000
General Fund	361,370,000	99,500,000	79,376,000	540,246,000
Agency Bonds	114,117,000	61,287,000	46,204,000	221,608,000
Total	545,221,000	169,087,000	125,580,000	839,888,000

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PLAN OVERVIEW

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

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

Capital and infrastructure asset preservation and deferred maintenance was the focus on Murray States requests in the 202-2030 Capital Plan and this remains our focus with the addition of more asset preservation projects to address building systems in E&G buildings. We are very appreciative of the 2022-24 and 2024-26 Asset Preservation Funding and the pool appropriations and hope to continue the charge to protect the investment in these State facilities well into the future. Our number one priority is a new Emergency Veterinary and Teaching Clinic to be utilized with our Veterinary Sciences Building to further assist the regional, statewide, and multi-state veterinary needs, as well as providing hands-on teaching experience in an emergency clinical setting.

MURRAY STATE UNIVERSITY
Proposed Projects Involving the General Fund (cash or bonds)
(amounts in **bold** are the total budget)

2026-2028 Biennium

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

1 Construct Emergency Veterinary & Teaching Clinic 48,500,000

Construct an Emergency Veterinary and Teaching Clinic that can be utilized with the Veterinary Sciences Building. This would assist the regional, statewide and multi-state veterinary needs of an emergency veterinary clinic, as well as provide hands-on teaching experience in an emergency clinical setting. Funds would go to construct the facility, as well as needed teaching equipment and renovations to the existing Carman Animal Health Technology Building. (C-O)

CPAB Staff Notes

• *New Project - This project proposes constructing an Emergency Veterinary and Teaching Clinic to support regional and multi-state veterinary needs while offering hands-on training for students. Funding will cover the new facility, teaching equipment, and renovations to the existing Carman Animal Health Technology Building.*

2 Asset Preservation Pool - 2026-2028 47,200,000

This project intends to expand on the funds authorized by the State in the 2024-2026 biennium for asset preservation and to help offset deferred maintenance needs. This pooled project will be for education and general (E&G) buildings and University-owned housing and dining facilities. (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.*
• *Phase I and II of this pool were authorized for \$47.2 million and \$46.7 million, respectively, in the last two budgets.*

3 E&G Building Systems Improvement Pool 100,000,000

This pooled project will be for education and general (E&G) buildings to improve life safety, ADA compliance, building systems (HVAC, Mechanical, electrical & Plumbing) and exterior envelop upgrades. (C-PI)

CPAB Staff Notes

• *New Project - This project involves comprehensive upgrades across multiple buildings, including mechanical, electrical, plumbing, HVAC, and building automation systems. It also addresses life safety systems, elevator and ADA improvements, and exterior enhancements such as windows, roofing, and waterproofing.*

- 4 Construct UofL Medical Sciences Bldg Partnership 60,000,000**
- In partnership with the University of Louisville (UofL), MuSU will construct the UofL Medical Sciences Building to obtain a 2+2 UofL medical school presence in Murray, Kentucky at Murray State University. This will assist with the rural healthcare shortage in the region, state and multi-state area. Funds would go to the construction of the facility, along with needed medical teaching equipment. (C-O)
- CPAB Staff Notes
- *New Project - This project is a partnership with the University of Louisville to construct a Medical Sciences Building on the campus of Murray State University.*
- 5 Renovate Pogue Library 15,000,000**
- Pogue Library is one of the original buildings on Murray State's campus. This building is in need of major renovations and upgrades to MEP systems, building envelope, ADA & life safety code compliance in order to preserve this facility that is on the National Historic Register. (C-PI)
- CPAB Staff Notes
- *This project was included in the previous capital plan.*
- 6 Replace Central Cooling Plant Equipment 7,000,000**
- The Central Heating and Cooling Plant provides chilled water to 19 major buildings on Murray State's campus. The two 1200 ton chillers, cooling towers, and controls are at their end of life and need full replacement. (C-PI)
- CPAB Staff Notes
- *This project was included in the previous capital plan.*
- 7 Modernize Business Bldg Elec, HVAC & Classrooms 19,000,000**
- This project would allow for moderate renovations of the north and south Business Building. The project would provide interior and infrastructure improvements to this 51 year old building. (C-PI)
- CPAB Staff Notes
- *This project was included in the past five capital plans.*
- 8 Repair Stewart Stadium - Structural 9,200,000**
- This project includes analysis by a structural engineer and the necessary construction to repair Stewart Stadium. This project is a critical safety need. (C-PI)
- CPAB Staff Notes
- *This project was included in the past five capital plans.*
- 9 Renovate Wells Hall 16,200,000**
- This project would allow the interior renovations of this academic and administrative building, Wells Hall including the upgrade of the HVAC and electrical systems to meet the increasing demands and to replace the current systems which cannot adequately supply the academic and support departments located in this building. (C-PI)
- CPAB Staff Notes
- *This project was included in the past five capital plans.*

10	Renovate Blackburn HVAC PhII	7,500,000
	This project is targeting energy savings and occupant comfort. It will provide renovations to the HVAC distribution system. (C-PI)	
	<u>CPAB Staff Notes</u>	
	• <i>This project was included in the past two capital plans.</i>	
11	Renovate Faculty Hall - Phase I	25,000,000
	Faculty Hall is a major classroom building on Murray State's campus. Constructed in 1970, this 115,500 gross square feet of classrooms and faculty offices, Faculty Hall has seen very few improvements in the last 50 years. This project will renovate and modernize the building to bring classrooms and building systems up to the current standards. (C-PI)	
	<u>CPAB Staff Notes</u>	
	• <i>This project was included in the previous capital plan.</i>	
12	Upgrade Sparks Hall Electrical System	3,270,000
	This project will upgrade the electrical system in Sparks Hall to meet the increasing demands and to replace the current system which cannot adequately supply the departments located in the building. (C-PI)	
	<u>CPAB Staff Notes</u>	
	• <i>This project was included in the past five capital plans.</i>	
13	Replace Waterfield Windows and Doors	3,500,000
	This project will replace the windows and doors in the original student union portion of the building constructed in 1959. (C-PI)	
	<u>CPAB Staff Notes</u>	
	• <i>New Project - This requested project will replace the windows and doors in the original student union portion of the building, constructed in 1959.</i>	
2026-2028 Biennium Total:		361,370,000
<u>2028-2030 Biennium</u>		
	Construct New University Library	97,000,000
	Renovate General Services HVAC System	2,500,000
2028-2030 Biennium Total:		99,500,000
<u>2030-2032 Biennium</u>		
	Construct Science Building - Phase IV	57,400,000
	Renovate Fine Arts Complex	9,000,000
	Renovate Lowry Center	2,976,000
	Renovate Student Wellness Center	10,000,000
2030-2032 Biennium Total:		79,376,000

MURRAY STATE UNIVERSITY
Proposed Projects Involving Other Fund Sources
(amounts in **bold** are the total budget)

2026-2028 Biennium

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

Acquire Agriculture Research Farm Land

1,254,000 RF

This project provides a pool of money to be used for property acquisition of farm land. At this time, due to current demand our land availability is limiting our ability to work on additional projects and we are in need of additional farm laboratory acreage. (C-O)

Acquire Property

4,180,000 RF

To provide a pool of money to be used for property acquisitions as properties become available. Includes land with or without structures. The primary purpose will be to purchase properties adjacent to the main campus pursuant to the University's Campus Master Plan. (C-O)

Asset Preservation Pool - Res Halls

6,000,000 AB

This project will allow for the major renovations and upgrades of existing residence halls to upgrade HVAC, electric, plumbing systems, and interior renovations. Life safety system upgrades as well as elevator modernizations are to be included in this planned asset preservation pool used to provide adequate housing facilities for our residential students. (C-PI)

Athletic Facilities Improv. Pool Project

20,000,000 RF

Athletic facilities improvements/construction for student athlete enhancements, fan experience, and deferred maintenance. (C-O)

Athletic Facilities Improv. Pool Project - AB

20,000,000 AB

Athletic facilities improvements/construction for student athlete enhancements, fan experience, and deferred maintenance. (C-O)

Construct Residential Housing

47,000,000 AB

Construct or acquire new housing for University students on the main campus of Murray State. (C-O)

Construct/Renovate Dining Facility

35,000,000 RF

Provide a new dining facility or renovate the existing dining facility, whichever is most cost effective to satisfy the demand in the residential housing complex area. (C-PI)

Energy Savings Performance Project

4,000,000 RF

This project would provide for a Guaranteed Energy Savings Contract to be established with a vendor to perform energy savings project in buildings on the campus of Murray State. The goal of Guaranteed Energy Savings Contract is to hold the vendor responsible for the energy savings on a given project. This includes equipment upgrades and building improvements to help save various forms of energy. (C-O)

Provide Em. Gen Dock Station(s) for Res Halls

2,000,000 RF

This project will construct an emergency generator docking station(s) to provide auxiliary power to two residence halls in the event of an emergency. Regents and RH White Hall are on the outer perimeter of the MUSU power grid and are susceptible to being isolated without power in the event of an emergency or natural disaster. (C-O)

Renovate Residence Hall Electrical System	4,456,000 AB
This project will replace and upgrade, as necessary, all original electrical components of a selected Residence Hall. (C-PI)	
Renovate Residence Hall HVAC System	3,734,000 AB
This project will replace the original boiler, water heater, hot and chilled water pumps, HVAC controls, valves, exhaust fans, fan-coil units and clean duct work in a selected Residence Hall. (C-PI)	
Renovate Residence Hall Interior	1,708,000 AB
This project allows the renovation and modernization of the interior of a selected residence hall. (C-PI)	
Replace Alexander Hall Addition Roof	1,100,000 RF
This project will be to replace the existing roofing membrane on the 2001 addition to Alexander Hall. The existing roof is a balasted rubber membrane that is starting to develop deterioration and leaking issues in the building. (C-PI)	
Replace College Courts Apartments (1 to 5 Bldgs)	30,000,000 AB
The twelve existing College Courts apartment buildings constructed in the 1960's are in need of replacement. This project will be a start to replacing these existing buildings with 1 to 5 new apartment buildings, six apartments each, housing up to 4 students per apartment. (C-O)	
Replace Racer Arena Roof	1,100,000 RF
This project will be to replace the existing mineral surface roofing membrane of Racer Arena with a new roofing surface. (C-PI)	
Replace Residence Hall Domestic Water Piping	1,219,000 AB
This project will replace all domestic water piping and associated components, including domestic piping, pumps, valves, shower units, stalls and other related equipment, in a selected residence hall. (C-PI)	
Replace Wilson Hall Roof	1,100,000 RF
This project will be to replace the existing built-up roofing membrane of Wilson Hall with a new roofing surface and wall flashing. (C-PI)	
2026-2028 Biennium Total:	183,851,000
<u>2028-2030 Biennium</u>	
Construct/Renovate Residential Housing	61,287,000 AB
Enhancements to Stewart Stadium - Club Space	4,500,000 RF
Modify Pullen Farm Pavilion to Visitor Center	2,200,000 RF
Replace CFSB Center Roof	1,600,000 RF
2028-2030 Biennium Total:	69,587,000
<u>2030-2032 Biennium</u>	
Construct/Renovate Residential Housing	46,204,000 AB
2030-2032 Biennium Total:	46,204,000