

University of Missouri – Kansas City  
Fiscal Years 2023 – 2028 Capital Plan

University of Missouri - Kansas City  
Strategic Projects Development Plan

FY 24 – University of Missouri - Kansas City: Strategic Projects Development Plan

Projects					Funding Strategy					
#	Title	Type	Facility Needs	FCNI	Total Cost	Debt	Gifts	Internal	Federal	State
1	Olson Performing Arts Center Renovations and Additions	RE/NC	\$32.3M	0.35	\$30,000,000	\$0	\$30,000,000	\$0	\$0	\$0
2	Spencer Chemistry & Biological Science Renovation Phase II	RE	\$39.2M	0.26-0.34	\$40,000,000	\$0	\$0	\$0	\$0	\$40,000,000
3	New Student Housing*	NC	NA	NA	\$45,000,000	\$45,000,000	\$0	\$0	\$0	\$0
4	4747 Troost Renovation	RE	\$12.5M	0.44	\$8,500,000	\$0	\$0	\$0	\$0	\$8,500,000
<b>Total</b>					<b>\$123,500,000</b>	<b>\$45,000,000</b>	<b>\$30,000,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$48,500,000</b>

\*New Student Housing Project to be funded through a Public Private Partnerships (P3's).

## **1. Olson Performing Arts Center Renovations and Additions, UMKC**

The project will add a 2,400 square feet Black Box theatre, 4 dance studios, including one that could be used for performances, and support space for those facilities including 2 dressing rooms with restrooms and showers, and 6 office spaces to the Olson Performing Arts Center (OPAC).

The Conservatory shares space in the OPAC with the KCRep, particularly Spencer Theatre and the spaces associated with that theatre. Because of limited access to Spencer Theatre, UMKC student dance and opera productions take place in White Recital Hall, an auditorium with no dressing rooms, no fly system for sets and projects, little wing space for moving on and off stage, and a hardwood floor which is dangerous for dancer's feet and legs. Student theatre productions largely take place in OPAC 119, a room converted into a small Black Box theatre with no support spaces and seating for fewer than fifty students. A dedicated and designed Black Box Theatre would allow for growth in the dance, opera, musical theatre, and other theatre areas by providing a dedicated performance space that matches the needs of students in performance and in theatre design and allows growth of undergraduate enrollment.

The Conservatory Dance Division currently has four well-used studio spaces that do not meet the National Association of Schools of Dance (NASD) guidelines of 100 square feet per dancer, feature uneven temperature control leading to dancers working in temperatures not conducive to strenuous physical activity, and regularly have sound bleed between the spaces. One studio features a drop ceiling that is so low, dancers cannot practice the lifts that are key to their choreography. With the current number and size of studio spaces, scheduling is an issue, making it difficult to provide adequate space and time for rehearsals. Four modern dance studios would allow dance students to work in areas that are not hazardous to their health and allow the dance program to grow enrollment.

This project will eliminate \$2.1 million in facilities needs.

Funding for the \$30,000,000 project will be from gifts.

## **2. Spencer Chemistry and Biological Sciences Renovation - Phase II, UMKC**

This project would continue the renovation of the 153,827 gross square feet (gsf) Biological Sciences Building and Spencer Chemistry Building. The second phase will renovate approximately 75,000 gsf in both Spencer Chemistry and the Biological Sciences Building and will complete the renovation of these facilities. This project will build upon the first phase, which renovated about 79,000 gsf and was completed in 2018 and funded by the State with the Board of Public Buildings Bond as the primary funding source. The Phase II renovation will address additional deferred maintenance, research spaces, teaching spaces, and other facility deficiencies that were beyond reach of the Phase I budget. The renovation will provide state of the art teaching laboratories and support spaces, while

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providing improved laboratory systems to support research activities, support student retention, meet current laboratory standards, and encourage student collaborative learning. The project is consistent with the Campus Master Plan.

The Spencer Chemistry and Biological Sciences Buildings were originally constructed in 1968 and had not been renovated or updated since the 1980's prior to the Phase One renovation which was completed in 2018. These buildings serve Chemistry and Biology undergraduate and graduate majors, as well as those who go into professional schools or graduate studies in medical and dental. They also serve as part of the teaching mission for our Pharmacy, Medicine, and Nursing Programs. The facility is outdated, provides inadequate space for teaching, and does not meet current safety codes and standards. The chemistry department was recently merged into the School of Biological Sciences to create a larger School of Biological and Chemical Sciences.

The project will eliminate \$26.4 million of facilities needs.

Funding for the \$40,000,000 project will be from a state appropriation.

### **3. New Student Housing, UMKC**

This project would construct a new 500 bed student housing facility, primarily focused on undergraduate students utilizing suite style and community living style configurations as recommended by the Master Plan. It is anticipated that the project will be developed through a public private partnership model (P3).

The on-campus living experience has been a key recruitment driver for undergraduate enrollment growth at UMKC since 2005. As UMKC's on-campus housing capacity grew from about 360 to almost 1,500 beds, undergraduate enrollment increased about 20% from 6,813 students in Spring 2006 to 8,233 students in Fall 2017. The diversity of housing options allows students at all levels to extend their on-campus experience. UMKC desires to continue to grow their on campus living capacity as a strategic means of continued enrollment growth.

Housing on the UMKC Volker campus currently consists of the 559 bed Oak Street Residence Hall and the 329 bed Herman and Dorothy Johnson Residence Hall. Both of these buildings provide suite style living and predominately house undergraduate students. Housing on the UMKC Health Sciences District at Hospital Hill has 243 beds in the Hospital Hill Apartments.

Funding Strategy

The \$45,000,000 project will be financed and developed using a P3 model.

### **4. 4747 Troost Renovation, UMKC**

This project consists of the renovation of the 4747 Troost Building to create an integrated location for UMKC's Outreach and Community focused programs. The

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project includes the renovation of the existing 54,028 gsf which was constructed in 1961. This project will address approximately \$6.4 million in facilities needs.

The renovated project will allow for the relocation of other programs at 4825 Troost and begin a process of long-term redevelopment that will include a combined site and mixed-use development that will include parking and may include retail and housing components in a public private partnership (P3) development. The project also may include related program relocation and redevelopment on nearby sites within and adjacent to the Volker Campus.

The UMKC 4747 and 4825 Troost site is currently home to many programs and affiliated organizations that are central to the University outreach and community focus. KCUR Public Radio, KCRep, KCEZ/ KC Stem Alliance, UMKC Center for Neighborhoods, UMKC Midwest Center for Non-Profit Leadership, UMKC Cookingham Institute, Jumpstart and a few other similar entities are located in these buildings. In addition, the site houses much of the University entrepreneurship and innovation outreaches, led by groups such as KC SourceLink, UMKC Innovation Center, UMKC Solo Incubator Law Office, UMKC Entrepreneurial Law Clinic, and the UMKC Office of Technology Transfer.

The existing buildings are in very poor condition and lack public amenities, accessibility, and parking that the programs require. The renovation project will provide modern spaces for these programs while also providing increased space for research and community education and training. Both the existing and new programmatic uses will benefit from their co-location and from the tremendous public access provided by being on Troost Avenue with its heavy public transit use and services.

The project budget of \$8,500,000 will be funded by a state appropriation.