

University of Missouri – St. Louis
Fiscal Years 2023 – 2028 Capital Plan

University of Missouri – St. Louis: Fiscal Years 2023 - 2028 Capital Plan included in Finance Plan

Projects	2023	2024	2025	2026	2027	2028
	Current Year	Year 1	Year 2	Year 3	Year 4	Year 5
New Construction	\$0	\$0	\$0	\$0	\$0	\$0
N/A						
Renovation/Infrastructure	\$75,360,000	\$15,000,000	\$0	\$0	\$0	\$0
Central Utility Plant – North Campus		\$15,000,000				
Optometry and Honors College Consolidation	\$15,950,000					
Music and Fine Arts Relocation to Arts & Administration Building, North Campus	\$12,100,000					
College of Education to Quad Area	\$21,780,000					
Thomas Jefferson Library Renovation	\$11,330,000					
Richter Family – Welcome & Alumni Center	\$14,200,000					
Total Project Cost	\$75,360,000	\$15,000,000	\$0	\$0	\$0	\$0

* Projects listed under 2023 are projects approved or will request approval during FY23

University of Missouri – St. Louis: Fiscal Year 2023 - 2028 Capital Plan included in Finance Plan

Project					Funding Strategy					
#	Title	Type	Facility Needs	FCNI	Total Cost	Debt	Gifts	Internal	Federal	State
1	Central Utility Plant – North Campus	INFR	NA	NA	\$15,000,000	\$0	\$0	\$8,771,630	\$0	\$6,228,370
Projects with Previous Board of Curators Action in FY23										
1	Optometry and Honors College Consolidation	RE	\$64.3M	0.22-0.67	\$15,950,000	\$0	\$0	\$7,466,050	\$0	\$8,483,950
2	Music and Fine Arts Relocation to Arts & Administration Building, North Campus	RE	\$24.3M	0.22-0.49	\$12,100,000	\$0	\$0	\$5,663,900	\$0	\$6,436,100
3	College of Education to Quad Area	RE	\$73.7M	0.22-0.67	\$21,780,000	\$0	\$0	\$10,195,020	\$0	\$11,584,980
4	Thomas Jefferson Library Renovation	RE	\$21.8M	0.33	\$11,330,000	\$0	\$4,300,000	\$3,153,470	\$0	\$3,876,530
5	Richter Family-Welcome & Alumni Center	RE	\$27.0M	0.48	\$14,200,000	\$0	\$6,500,000	\$3,428,800	\$0	\$4,271,200
Total					\$90,360,000	\$0	\$10,800,000	\$38,678,870	\$0	\$40,881,130

April 20, 2023

1. Central Utility Plant – North Campus, UMSL

Design and construction of a Central Utility Plant to support UMSL’s North Campus. Project will include new chillers, boilers, pumps, controls, piping distribution, etc. to provide cooling and heating to 10+ buildings.

Currently, the North Campus infrastructure is fragmented with 10+ boilers and 10+ chillers that need constant maintenance and which will need to be replaced in the near future. This proposed Central Utility Plant will be created in lieu of replacing each individual piece of equipment, resulting in lower maintenance costs. As part of this plant, UMSL is pursuing geothermal technology similar to the system at Missouri S&T. Geothermal would improve UMSL’s sustainability, reduce carbon footprint, reduce operating/ utility costs, and increase efficiency.

This project is aligned with UMSL’s Master Plan by addressing the need for improved infrastructure that supports the overall North Campus consolidation effort. Over the next 5 years, several buildings are scheduled for major renovations near UMSL’s North Campus Quad and the campus is employing a strategy to move more campus classes and support offices to the North Campus. The following buildings could directly benefit from a Central Utility Plant: Social Sciences Building, Thomas Jefferson Library, Welcome & Alumni Center, J.C. Penney North, Lucas Hall, Clark Hall, Mark Twain Building, Touhill PAC, Millenium Student Center, Express Scripts, and Woods Hall.

Funding for the \$15,000,000 project is anticipated to be \$6,228,370 from a state appropriation and \$8,771,630 from internal funds.

Board of Curators Actions thus far in Fiscal Year 2023

1. Optometry and Honors College Consolidation, UMSL

Project Approval September 2022

Renovation of Provincial House will include constructing offices, laboratories, classrooms, and common core areas to consolidate space for Optometry and the Honors College. The project provides new infrastructure (HVAC, electrical switchgear, building envelope, etc.), classrooms, teaching labs and the associated technology required to teach and learn in today’s world. The project will also include extensive renovation to common use areas to allow students to study and collaborate. This project will address ADA deficiencies with building access including entryways, elevators, and restrooms. Exterior improvements include building envelope items, replacement/upgrade of signage, sidewalks, accessible routes, doors, and stairs.

This project is aligned with UMSL’s ten-year Master Plan, Space Survey, and ISES Report by addressing two major findings. First, all studies have identified UMSL as having excessive space compared to campus demand. resulting with unsustainable operating expenses. Second, the Master Plan has identified that UMSL is lacking common areas where students can study, learn, and collaborate with their peers resulting with lost enrollment to other state schools. The proposed consolidation effort is vital to UMSL’s survival and will reduce UMSL’s overall

April 20, 2023

footprint, lowering the gross square feet (gsf), thus reducing operational expenses, and addressing deferred maintenance across seven buildings while adding collaboration space to help retain and attract student enrollment.

The School of Optometry is primarily operating on South Campus in three buildings (Patient Care Center, South Campus Classroom Building and Marillac) where space is grossly underutilized, and/or the FCNI index exceeds campus standards , or in some instances has exceeded the building's useful life. Renovating underutilized space at the Patient Care Center, Provincial House, and SSB Building (North Campus) will allow UMSL to consolidate and reduce UMSL's footprint by an additional 50,000 gsf, reduce operating expenses by \$275,000 annually, reduce facilities needs by \$26 million with the demolition of the six buildings on the South Campus Classroom Building including: Marillac Hall, Boiler Garage, South Campus Computer Building, Technology and Learning Center and Education Administration.

Funding for the \$15,950,000 project consists of \$8,483,950 from a state appropriation and \$7,466,050 from internal funds.

2. Music and Fine Arts Relocation to Arts and Administration Building, North Campus, UMSL

Project Approval September 2022

Renovation of Arts and Administration Building (AAB) will include constructing offices, practice facilities, laboratories, classrooms, and common core areas to consolidate space for Fine Arts and Music. The project provides new infrastructure (HVAC, electrical switchgear), classrooms, teaching labs, and the associated technology required to teach and learn in today's world. The project will also include extensive renovation to common use areas to allow students to study and collaborate. This project will address ADA deficiencies related to building access including entryways, elevators, and restrooms. Exterior improvements include replacement/upgrade of signage, sidewalks, accessible routes, and stairs.

This project is aligned with UMSL's ten-year Master Plan, Space Survey, and ISES Report by addressing two major findings. First, all studies have identified UMSL as having excessive space when compared to the current campus demand, resulting with unsustainable operating expenses. Second, the Master Plan has identified UMSL is lacking common areas where students can study, learn, and collaborate with their peers resulting with loss enrollment to other state schools. This consolidation effort is vital to UMSL's survival, will reduce UMSL's overall footprint, lowering the gross square feet (gsf), reducing operational expenses, and addressing deferred maintenance across seven buildings while adding collaboration space to help retain and attract student enrollment.

General Services Building is an underutilized building located on North Campus near the core of UMSL. The School of Music and Fine Arts programs are currently operating in separate buildings outside of the core where the spaces are either improperly designed for current needs, or have high a FCNI. Renovating GSB will allow UMSL to consolidate the School of Music and Fine Arts to the GSB and demolish the Music Building and Sassin Building while repurposing the Fine Arts Building. As a result, this consolidation will reduce UMSL's

April 20, 2023

footprint by 64,000 gsf, reduce operation expenses by \$305K annually, and reduce the facilities needs by \$10 million.

Funding for the \$12,100,000 project consists of \$6,436,100 from a state appropriation and \$5,663,900 from internal funds.

3. College of Education to Quad Area, North Campus, UMSL

Project Approval September 2022

Renovation of Social Science Building (SSB) will include constructing offices, laboratories, classrooms, and common core areas to consolidate space for the College of Education to move from South Campus. The project provides new infrastructure (HVAC, electrical switchgear), classrooms, teaching labs and the associated technology required to teach and learn in today's world. The project will also include extensive renovation to common use areas to allow students to study and collaborate. This project will address ADA deficiencies with building access including; entryways, elevators, and restrooms. Exterior improvements include replacement/upgrade of signage, sidewalks, accessible routes, and stairs.

This project is aligned with UMSL's ten-year Master Plan, Space Survey, and ISES Report by addressing two major findings. First, all studies have identified UMSL as having excessive space compared to campus demands resulting with unsustainable operating. Second, the Master Plan has identified that UMSL is lacking common areas where students can study, learn, and collaborate with the peers resulting with loss enrollment to other state schools. This consolidation effort is vital to UMSL's survival, and will reduce UMSL's overall footprint, lowering the gross square feet (gsf), thus reducing operational expenses, and addressing deferred maintenance across seven buildings while adding collaboration space to help retain and attract student enrollment.

The College of Education is primarily operating in two buildings on South Campus (South Campus Classroom Building and Marillac) where the FCNI exceeds campus standards, and/or has exceeded the building's useful life. Renovating underutilized space at the SSB Building (North Campus) will allow UMSL to consolidate the college and reduce UMSL's footprint by an additional 152,000 gsf, reducing operating expenses by \$825K annually, eliminate \$45 million in facilities needs with the demolition of the South Campus Classroom Building and Marillac Hall, and will reduce facilities needs by \$19.8M with the SSB building renovations.

Funding for the \$21,780,000 project consists of \$11,584,980 from a state appropriation and \$10,195,020 from internal funds.

4. Thomas Jefferson Library Renovation, UMSL

Project Approval September 2022

Renovation of the Thomas Jefferson Library will include a new entrance into the quad, that will support the north campus consolidation growth, and extensive renovations of common student areas will allow students additional new spaces to study and collaborate. This project will also include relocation of the existing snack area to the north side of the building, closer to the quad area for easier student access. Additionally, the project consolidates the computer lab on north campus, and provides new classrooms and the associated modern technology.

April 20, 2023

Exterior improvements include the additional new entrance with improved signage, sidewalks, and improved accessible routes.

This project is aligned with UMSL's ten-year Master Plan by addressing the deficiency of common study areas and collaboration spaces. The Master Plan identified a lack of common areas where students can study, learn, and collaborate with the peers resulting with - lose enrollment to other state schools. In conjunction with the north campus consolidation, the quad area will be more densely populated which creates the need for an additional entry from the north allowing students access from the core classroom buildings. This renovation is vital to UMSL's future, by aiding in attracting new students and will help with student retention.

Funding for the \$11,330,000 project consists of \$3,300,000 gifts, \$3,876,530 from a state appropriation, \$1,000,000 grant from the Bellwether Foundation, and \$3,153,470 from internal funds.

5. Richter Family – Welcome and Alumni Center, UMSL

Project Approval September 2022

Renovation of the underutilized space in the JC Penney Building and an upgraded façade will help welcome students, alumni, and the community. The project will consist of a new lobby, welcome area, large gathering space, and an outdoor plaza that will also include new infrastructure (HVAC, electrical switchgear) and technology to inspire additional student enrollment. The project will also include improvements to address ADA deficiencies with building access that include entryways, elevators, and restrooms. Exterior improvements include replacement/upgrade of signage, sidewalks, accessible routes, and stairs.

This project is aligned with UMSL's ten-year Master Plan by focusing growth on the right location and leveraging underutilized space that will help increase student enrollment. JC Penney is located in a prominent and central location for welcoming a range of visitors to campus. The project will develop a new "front door" to the facility that welcomes visitors, to a new lobby and plaza that creates an inviting atmosphere that supports alumni, new students, and the community. Additionally, improvements to the restrooms and elevators will provide a needed refresh and will address accessibility deficiencies.

Funding for the \$14,200,000 project will be by \$6,500,000 in gifts, \$4,271,200 from a state appropriation, and \$3,428,800 from internal funds.

University of Missouri – St. Louis
Strategic Projects Development Plan

FY 24 - University of Missouri –St. Louis: Strategic Projects Development Plan

Projects					Funding Strategy					
#	Title	Type	Facility Needs	FCNI	Total Cost	Debt	Gifts	Internal	Federal	State
1	Stadler Hall Renovation	RE	\$30.0M	0.57	\$38,500,000	\$0	\$0	\$0	\$0	\$38,500,000
Total					\$38,500,000	\$0	\$0	\$0	\$0	\$38,500,000

1. Stadler Hall Renovation, UMSL

Renovation of Stadler Hall will include renovating existing research laboratories, offices, classrooms, restrooms, and common core areas. The project provides new infrastructure (HVAC, electrical switchgear, building envelope, etc.), and the associated technology required to teach and learn in today's world. The project will also include extensive renovation to common use areas to allow students to study and collaborate and will address life safety and ADA deficiencies. Exterior improvements include building envelope upgrades, signage improvements, sidewalks, accessible routes, doors, and steps.

This project is aligned with UMSL's ten-year Master Plan, Space Survey, and ISES Report by addressing technology, life-safety, building code and accessibility deficiencies. UMSL's research department has been operating in a facility that is 50+ years old with infrastructure that is failing and out of date. In addition, the technology in the building does not operate as designed, and research is being compromised as a result. This project updates the interior of the research complex with state-of-the-art research and technology that will align with the survivability of UMSL's long term plans.

Funding for the \$38,500,000 project will be provided by a state appropriation.