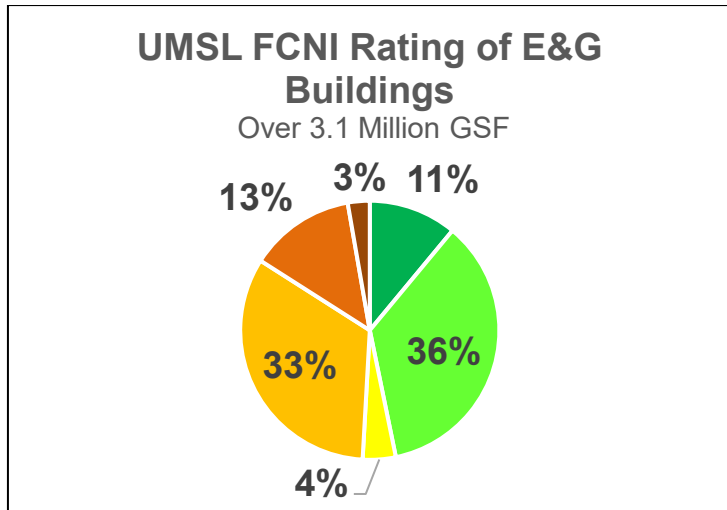


University of Missouri – St. Louis
Fiscal Years 2024 – 2029 Capital Plan

University of Missouri – St. Louis Facilities Stewardship

CRR 110.015 was established to maintain the facilities of the University of Missouri System in adequate condition to meet the needs of the University’s education and research missions. A Facilities Condition Needs Index (FCNI) of 0.30 or lower was established as the goal for the Education and General (E&G) facility portfolio. CRR 110.015 also requires each campus to annually establish its facilities needs funding (target spend) by calculating the investment required to achieve and maintain the campus FCNI goal of 0.30 or lower for its E&G facilities over the next ten years.

UMSL currently has a FCNI of 0.34 and a backlog of \$420.5 million of facilities needs. Forty-nine percent (49%) of the E&G space on the UMSL campus fall in the category of Below Average Condition, Poor condition, or Replacement is recommended. UMSL has received \$5.2 million from the Federal Budget Stabilization Fund (FBSF) that was used for M&R projects, such as chiller replacements and roof replacements. UMSL is also receiving \$40 million from the American Rescue Plan Act (ARPA) to help reduce the facilities needs backlog of the campus with strategic renovations and demolition of a few buildings on the South Campus. The one-time funding will reduce the backlog in FY2023 by \$2.7 million to \$417 million.



Facility Condition Needs Index
Excellent Condition, typically new construction (0.000 - 0.100)
Good Condition, renovations occur on schedule (0.101 - 0.200)
Fair Condition, in need of normal renovation (0.201 - 0.300)
Below Average Condition, major renovation required (0.301 - 0.500)
Poor Condition, total renovation indicated (0.501 - 0.600)
Replacement Recommended (0.600 and Higher)

E&G Facilities <i>(Dollars shown in Millions)</i>	2019	2020	2021	2022	2023
Target Spend	\$31.0	\$31.0	\$31.9	\$30.5	\$26.3
Actual Spend	\$8.6	\$10.6	\$18.1	\$9.3	\$17.5
Recurring	\$5.6	\$6.2	\$9.9	\$5.0	\$4.6
One-Time	\$3.0	\$4.4	\$8.1	\$4.3	\$12.9
Difference in Target and Actual	(\$22.4)	(\$20.4)	(\$13.8)	(\$21.1)	(\$8.8)
FCN Backlog	\$389.6	\$441.8	\$449.2	\$384.2	\$420.5
Deferred Maintenance	\$212.2	\$238.6	\$242.6	\$160.4	\$175.4
Plant Adaption	\$41.1	\$48.1	\$48.9	\$47.3	\$51.8
Capital Renewal	\$136.3	\$155.1	\$157.7	\$176.5	\$193.3
Recommended Target for next year	\$31.0	\$31.9	\$30.5	\$26.3	\$30.9
Campus FCNI	0.35	0.33	0.33	0.34	0.34

April 18, 2024

University of Missouri – St. Louis: Fiscal Years 2024 - 2029 Capital Plan included in Finance Plan

Projects	2024*	2025	2026	2027	2028	2029
	Current Year	Year 1	Year 2	Year 3	Year 4	Year 5
New Construction	\$0	\$0	\$0	\$0	\$0	\$0
N/A						
Renovation/Infrastructure	\$15,000,000	\$0	\$0	\$0	\$0	\$0
Central Utility Plant – North Campus	\$15,000,000	\$0				
Total Project Cost	\$15,000,000	\$0	\$0	\$0	\$0	\$0

* Projects listed under 2024 are projects approved or will request approval during FY24

University of Missouri – St. Louis: Fiscal Years 2024 - 2029 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 Project Approval Planned in June 2024	INFR	NA	NA	\$15,000,000	\$0	\$0	\$8,771,630	\$0	\$6,228,370
Total					\$15,000,000	\$0	\$0	\$8,771,630	\$0	\$6,228,370

April 18, 2024

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.

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.