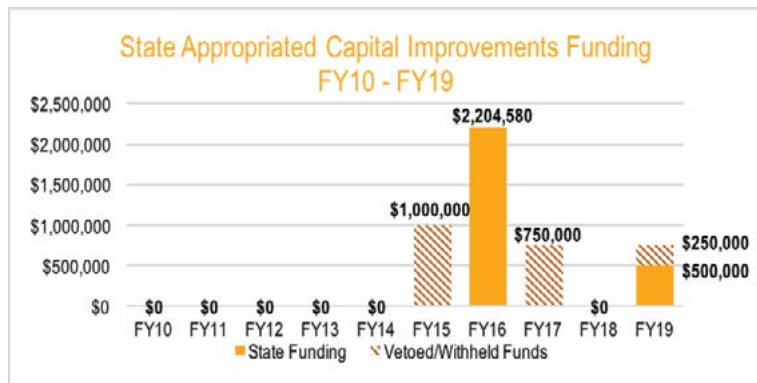


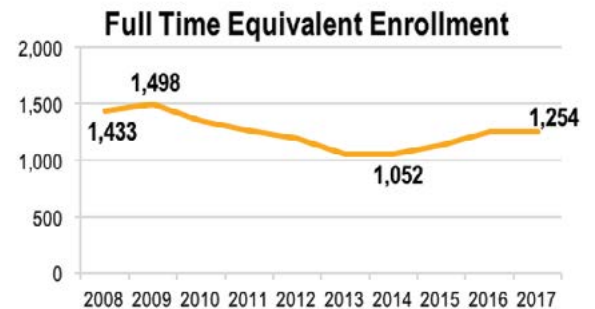
HARRIS-STOWE STATE UNIVERSITY

CAMPUS BUILDINGS

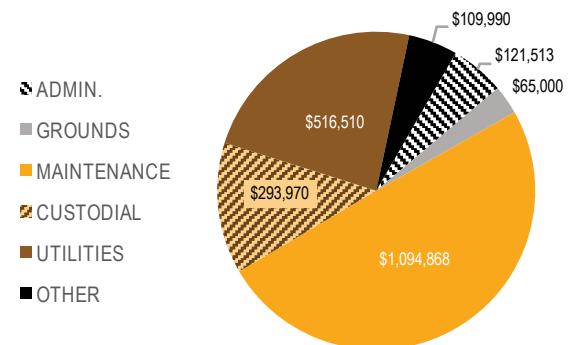
Education & general (E&G) buildings	8	Grounds	
E&G building SQ. FT.	301,446	Tunnels	0
Auxiliary (AUX) buildings	3	Roads paved	1.2 acres
AUX building SQ. FT.	146,103	Sidewalks	0.7 acres
Buildings leased from	0	Paved parking lots	6.4 acres
Leased from building SQ. FT.	0	Gravel parking lots	0
Student housing/bed space	416	Farm acreage	0
Percent of bed space utilization	100	Other specialty land	22.3 acres
Maintainable campus SQ. FT.	447,549		



The state has appropriated \$4.7 million in capital improvements funding to Harris-Stowe State University over the last decade, but \$2 million, or approximately 43%, has been restricted or vetoed.



FY18 E&G FACILITIES PLANNED BUDGET



Utility Providers

Electric	Ameren UE
Natural gas	Spire
Water	St. Louis City
Phone	VOIP
Internet	MOREnet & Windstream

Revenue-generating buildings 3

Total Institutional Facility Debt/Bonds

E&G buildings	\$988,315
AUX buildings	\$30,607,098
Total assets building F&E	\$109,436,432

Physical Asset Reinvestment (M&R) for E&G Purposes

Total deferred maintenance for E&G Buildings	\$10,890,000
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Central Plant/Power Plant No Central Plant

Utility Distribution (Ft.)

Chilled water	0
Domestic water	0
Steam/Hot water	0
Electrical	0

Campus Physical Address:

3026 Laclede Avenue,
St. Louis, MO, 63103

Year institution was founded

1857

Date last campus master plan was completed:

2018

Date last deferred maintenance audit was completed:

2014

Total campus size:

30.6 acres





Harris-Stowe State University

Harris-Stowe is an open-enrollment university located in the city of St. Louis offering baccalaureate and select master's degrees. Nearly 1,500 students attend Harris-Stowe from 31 countries, and about one-third of students live on campus. All on-campus students are undergraduates.

Capital Improvement & Facilities History

Over the past decade, \$4.7M in capital improvements funding has been appropriated to Harris-Stowe State University, with \$2M vetoed or restricted. All of the approved funding has been intended for maintenance and repair projects. In 2015, the legislature appropriated funds for a 50/50 project to renovate the Vashon Center. However, the state portion was vetoed by Governor Nixon and the project had to be significantly downsized. With the funds available, the Vashon Center received a new roof, but not all of the windows could be replaced; therefore the building is not climate-controlled and is currently used as storage. In fiscal year 2017 and 2019, funds were approved for laboratory renovations. The funds were restricted in fiscal year 2017 and one third of the fiscal year 2019 funding was vetoed. With the funds remaining, Harris-Stowe plans to complete laboratory renovations but cannot complete the full project as it was requested and approved.

Facility Challenges

Growth in enrollment has Harris-Stowe operating at full capacity. A residence hall added to the campus only six years ago is already at capacity. Last year, Harris-Stowe housed students off campus, and institution leaders project that they will need to house at least 50 students off campus in the coming academic year. Newer buildings, including a state-of-the-art early childhood development and parent education center, residence halls, library, performing arts center, and gym and athletic facility operate at high utilization. Classrooms and student events are tightly scheduled to meet space demands, and athletic programs compete for limited space. All of these buildings were constructed using a variety of funds, including state and federal appropriations, bonds, and private donations.

Despite the high utilization of newer buildings, 80% of courses delivered on campus are provided in the Dr. Henry Givens Jr. Administration (HGA) building. Classrooms are old but well-used, and faculty offices are cramped but active. HGA was built in 1925 as a high school and occupies nearly half (45%) of the total campus square footage. This building presents major facility challenges for Harris-Stowe. It has aging systems and several deficiencies that have a negative impact on the educational programs offered in the

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Harris-Stowe State University is designed to address the higher education needs of the metropolitan St. Louis region. In addition, the University is thoroughly committed to meeting to the greatest extent possible the needs of a student population that is diverse in age, culture, ethnicity and experiential backgrounds. In short, Harris-Stowe State University is strongly committed to providing a high-quality higher education experience that is both affordable and accessible to the diverse populations within and beyond the metropolitan St. Louis region.

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cont. >>

building. Science labs are outdated and simply cannot support the research Harris-Stowe has received funding to pursue. The auditorium, which houses several community and cultural events, cannot hold temperature, has outdated wiring and electrical infrastructure, and is cosmetically unappealing. The entire building is minimally accessible with many upgrades required to meet full ADA compliance both in classrooms and in public spaces.

Other campus buildings also present facility challenges. Harris-Stowe's landmark building Vashon Center stands at a key intersection in the city of St. Louis and is the most visible campus building, but it cannot be used. The structure has been stabilized over the past decades, but the building interior requires total renovation, and receiving adequate funding to complete this work has been a challenge.

The campus's newly acquired Innovation Center is in a desirable location and holds much promise, but the university lacks the funding necessary to stabilize and renovate the building. Other relatively new buildings are in the early stages of need for component replacement. The Emerson Performance Center has leaks in its delaminated adhered roofing system that require constant attention. Parking lots, site lighting, and sidewalks are weathering and will require substantial investment in the next decade to maintain serviceability.

Capital Priorities

Harris-Stowe State University has identified the following as the university's top three capital priorities for the future. The total state request for these projects is about \$34 million.

1. New STEM Building

Both Harris-Stowe's number of research grants and the student population enrolled in science and math programs are growing. Harris-Stowe produces 9.1% of the degrees in sciences granted to African American

**Request from state:
\$23,297,763**

students in the state of Missouri. A new STEM building is a strategic move for Harris-Stowe and is its highest priority. The new 27,000 square foot facility will house six state-of-the-art science classrooms and six research extensions where funded research will be conducted. The building will also house standard classroom space for non-laboratory math and science lectures. The math and science department faculty will be housed in the building.



Moving science labs from the HGA building to a new STEM building will eliminate the need for expenditures to renovate those labs and free up valuable classroom space to accommodate the institution's growth.

Click [here](#) for campus map.

Click [here](#) for Google view.

Click [here](#) for virtual tour.

2. New Center for Innovation & Entrepreneurship (CIE)

The mission of the CIE is to cultivate and foster the growth of emerging entrepreneurs from underserved communities as future business owners. There is an urgent need within the St. Louis metropolitan area to address the unmet needs of low and moderate income individuals by providing education and consulting for startup businesses. The CIE will provide educational training and services in a state-of-the-art facility for Harris-Stowe State University students and the community at large.

**Request from state:
\$3,207,201**



The proposed 14,600 square foot center is conveniently located in midtown St. Louis adjacent to Harris-Stowe, and will provide:

- An incubator program to reflect the needs of the St. Louis metropolitan area community and create a cycle of job creation and innovation within underrepresented communities
- Services to startups over a period of 1-2 years as new businesses grow from the incubation stage to full maturity
- A mixed use/blended model of service delivery enabling startups in the incubation stage to interact with business owners reaching full maturity; the space will also include retail space to lower the cost of services provided by the CIE
- Using the School of Business Entrepreneurship degree program as its foundation, the CIE will offer training sessions and workshops for entrepreneurs at all stages of business development
- Access to office and meeting space including related technology for startups, technical assistance regarding marketing, legal, financial, and human resources needs of small businesses

Harris-Stowe's CIE will attract a diverse pool of talented entrepreneurs and provide a variety of resources required for innovation and successful startups, resulting in systematic and long-lasting change to the St. Louis community.

3. Renovation & Restoration of Dr. Henry Givens Jr. Administration Building

The Dr. Henry Givens Jr. Administration Building (HGA), Harris-Stowe's main academic building, was built in 1925 as Vashon High School. The building houses 80% of the institution's classroom space, administrative offices, faculty offices, and an auditorium that is a center of academic and community activities. A prior plan requested \$3.26M to renovate HGA's laboratories. Harris-Stowe's program growth in all areas, but particularly those in the sciences, indicates that a wiser facility move is to build a new STEM facility. This move will make valuable space in HGA available for other program areas to expand, thereby satisfying the institution's classroom crunch.

**Request from state:
\$7,414,635**



This expenditure will allow for mechanical improvements completing energy improvements already initiated. Additionally, new collaborative classroom spaces will replace outdated science labs. This project will also include basic renovations to corridors, currently overcrowded faculty offices, and a new auditorium.