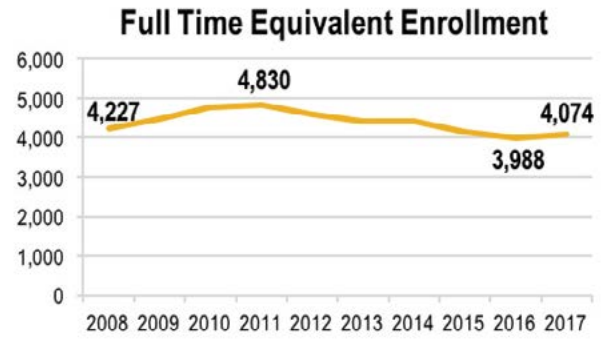
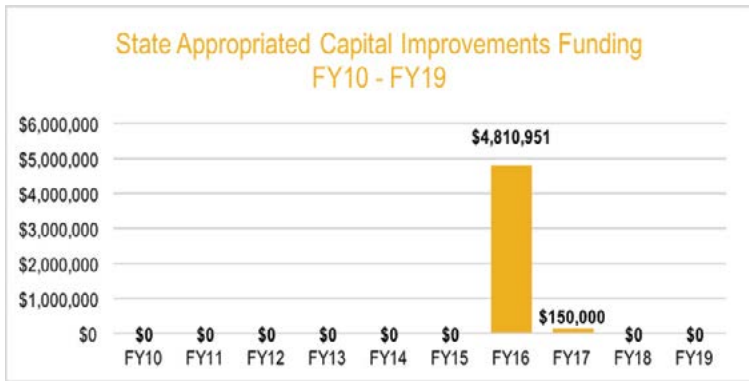


MISSOURI WESTERN STATE UNIVERSITY

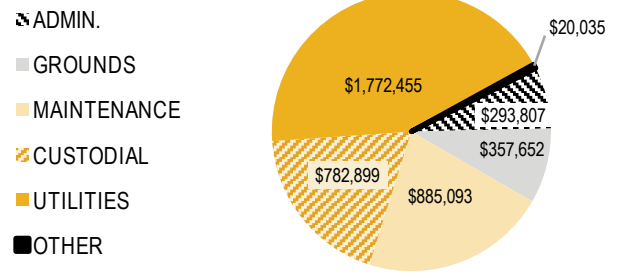
CAMPUS BUILDINGS

Education & general (E&G) buildings	24	Grounds	
E&G building SQ. FT.	725,829	Tunnels	0
Auxiliary (AUX) buildings	11	Roads paved	3.7 miles
AUX building SQ. FT.	757,796	Sidewalks	9.6 miles
Buildings leased from	0	Paved parking lots	33.1 acres
Leased from building SQ. FT.	0	Gravel parking lots	6.6 acres
Student housing/bed space	1,336	Farm acreage	239.5 acres
Percent of bed space utilization	85%	Other specialty land	0
Maintainable campus SQ. FT.	1,483,625		



The state has appropriated nearly \$5 million in capital improvements funding to Missouri Western State University over the last decade.

FY18 E&G FACILITIES PLANNED BUDGET



Utility Providers

Electric	KCP&LSpire
Natural gas	Missouri American
Water	Allegiant Tech
Phone	Sudden Link/MOREnet
Internet	

Satellite Locations

North Kansas City

Central Plant/Power Plant

No Central Plant

Buildings needing Demolished

Logan Hall	\$190,000
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Physical Asset Reinvestment (M&R) for E&G Purposes

Total deferred maintenance for E&G Buildings	\$47.6 million
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Utility Distribution (Ft.)

Chilled water	NA
Domestic water	NA
Steam/Hot water	NA
Electrical	NA

Campus Physical Address:

4525 Downs Drive,
Saint Joseph, MO, 64507

Year Institution was founded:

1915

Date last campus master plan was completed:

2015

Date last deferred maintenance audit was completed:

NA

Total campus size:

723 acres





Missouri Western State University

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Missouri Western State University is a learning community focused on students as individuals and as members of society. Missouri Western offers students at all stages of life the opportunity to achieve excellence in the classroom and beyond, as they prepare to be leaders in their work and in their communities. As a leader itself, Missouri Western is committed to the educational, economic, cultural and social development of the people and the region that it serves. ”

Missouri Western State University is an open enrollment institution with a statewide mission of applied learning located in St. Joseph. The university also operates a Northland campus in Kansas City. Western's primary focus is on providing bachelor's degrees, but it also offers a limited number of master's and associate degrees. Approximately 5,300 students are enrolled at Missouri Western; about 95% are undergraduates, and 5% are graduate students.

Capital Improvement & Facilities History

While Missouri Western State University has not seen significant vetoes or withholds on capital improvements funding, it has received a capital improvements appropriation only twice in the last ten years. In fiscal year 2016, nearly \$5 million was appropriated to address deferred maintenance issues and various repair and renovations projects have been completed with this funding, including a partial renovation of Potter Hall. In fiscal year 2017, the state appropriated an additional \$150,000 for an architectural design project for Potter Hall renovations. The design project provided plans for a \$5 million phase one renovation to Potter Hall. The university funded the other half of the design costs through private donations.

Facility Challenges

The Missouri Western State University campus consists of 24 Education & General Buildings and 11 Auxiliary Buildings with 1,483,625 gross square feet (GSF). Currently, the campus has over \$47,600,000 in deferred maintenance. Facility needs include both expanding capacity to meet increasing demand for certain programs and maintaining the integrity of existing facilities through campuswide mechanical and control upgrades and renovation/replacement of roofs on several buildings to prevent further structural deterioration.

Capital Priorities

Missouri Western 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 \$19 million.

1. Potter Hall Renovation & Addition

Potter Hall was constructed in 1969 with an addition made to the building in 1986. Potter Hall houses the art, music, and theater departments. No additions or modifications to the structure have been made to accommodate the growth and development of the university's programs in the arts. Increased enrollment in all three major areas, as well as special needs for these programs that make it difficult to use alternative facilities on campus, necessitate additional space.

**Request from state:
\$15.5 million**



As part of the university's 2015 Master Plan, a building component analysis was completed which determined Potter Hall to be in poor condition with respect to both exterior and interior components, requiring major repair or complete replacement. The Master Plan also determined a significant lack of performance space in Potter Hall compared to its peer institutions, and concluded that program fit in the facility is a challenge to the achievement of academic success.

Missouri Western received \$150,000 in matching funds from the state to complete a \$300,000 architectural and program analysis of the Potter Hall facility and to complete a set of architectural plans to provide for a renovation and addition to Potter Hall that will allow the facility to fit the university's growing program needs. This analysis and design has produced a set of plans to renovate and add space to Potter Hall along with the construction of a 3D Arts Annex to accommodate the academic needs of the university's programs.

2. Campuswide Mechanical & Control Upgrades

Missouri Western State University has recently begun the process of modernizing mechanical systems across campus. While great progress has been made in upgrading the aging chillers, coolers, boilers, roof tops, air handlers, and ventilation systems, a majority of Western's facilities continue to be at or beyond their expected useful life.

**Request from state:
\$2.2 million**



Currently the university has six chillers, 28 roof top units, and 37 air handlers. Fifty percent of this equipment is in excess of 15 years old with 30% in excess of 20 years old. When the equipment can be repaired, the age of these systems makes it difficult to find replacement parts. However, in most cases the equipment is beyond repair and replacement is the only alternative. As the systems age and become less reliable, Western faces the increasing risk of unrepairable damage to its classroom technology, art collections, and other property in

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the event of equipment failure. These units are outdated and lack proper controls. In some cases, this creates a potential risk to students, faculty, and staff safety, such as bad heat exchangers allowing the possibility of carbon monoxide in classroom and office spaces.

This project is necessary to improve energy efficiency and ensure the facilities are safe and adequately conditioned. It will also reduce the amount of energy consumed, reduce energy costs in the long term, and greatly lower the risk of catastrophic failure and increased repair costs (compressors, motors, and total replacement of units).

3. Campuswide Roof Replacement/Overlay

Several of Western's academic buildings have deteriorating roofs. The majority of the buildings have flat roofs that are beginning to weather, buckle, and crack; allowing moisture to penetrate into the insulation and damage ceiling tile, walls, floors, and furniture. The university performs regular maintenance on its roofs and has had to completely remove existing insulation and roof materials to install new ones.

**Request from state:
\$1.75 million**



Missouri Western has over 374,000 square feet of roof space across nine buildings, over 65% is at or beyond its expected useful life. Forty percent (149,600 sq. ft.) of this roof space is 15 years old with 25% (86,750 sq. ft.) of the roof space older than 20 years old. Western presently has sections that were installed in 1987 (31 years old). Roofs that exceed 15 years of age become very high maintenance due to deterioration; in some cases, maintenance is applying patches on top of patches. There are roof areas where the seams are pulling apart, demanding regular attention and a constant stream of resources. The areas around roof penetrations continue to allow moisture to enter the facilities, causing significant structural deterioration.

It is essential that repairs are made to the university's roof systems that are over 15 years old to prevent further damage and repair costs to the university. Addressing these repairs now will eliminate potential health risks (mildew/mold issues) which arise due to wet conditions. Maintenance costs will be greatly reduced and the institution will see a decrease in energy usage due to new energy-efficient insulation once the roof repairs/replacements have been completed.

Click [here](#) for campus map.

Click [here](#) for Google view.

Click [here](#) for virtual tour.