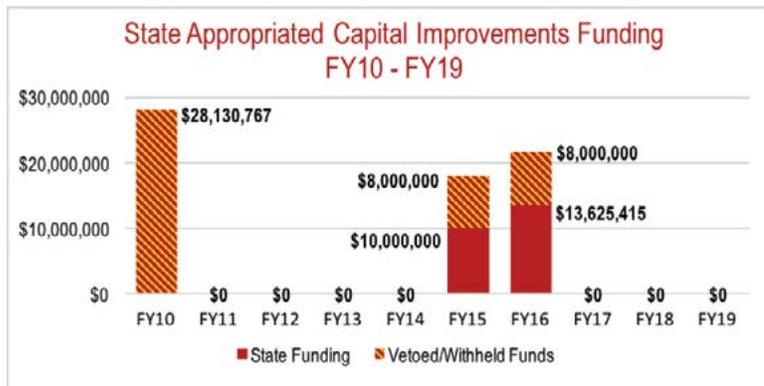


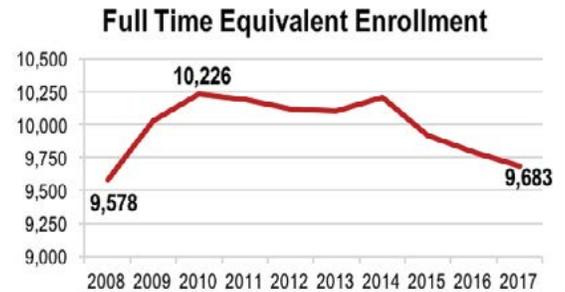
# UNIVERSITY OF MISSOURI-ST. LOUIS

## CAMPUS BUILDINGS

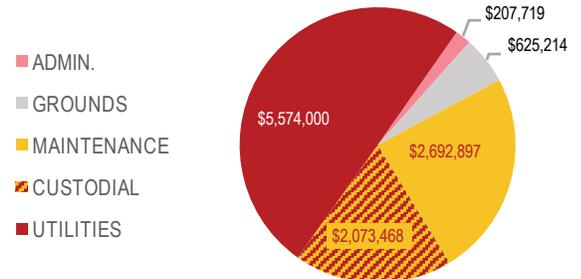
Education & general (E&G) buildings	63	<b>Grounds</b>	
E&G building SQ. FT.	3,075,928	Tunnels	0.47 miles
Auxiliary (AUX) buildings	193	Roads paved	5.21 miles
AUX building SQ. FT.	770,828	Sidewalks	8.14 acres
Buildings leased from	6	Paved parking lots	29.5 acres
Leased from building SQ. FT.	15,000	Gravel parking lots	0
Buildings leased to	40	Farm acreage	0
Leased to building SQ. FT.	37,155	Other specialty land	0
Student housing/bed space	774		
Percent of bed space utilization	74%		
<b>Maintainable campus SQ. FT.</b>	<b>3,846,756</b>		



The state has appropriated nearly \$68 million in capital improvements funding to University of Missouri – St. Louis over the last decade, but \$44 million, or approximately 65%, has been restricted or vetoed.



FY18 E&G FACILITIES PLANNED BUDGET



### Utility Providers

Electric	Ameren UE
Natural gas	Spire
Water	Missouri American
Phone	VOIP and AT&T
Internet	MOREnet

### Campus Museums & Art Galleries

St. Louis Mercantile Library Art Museum
Gallery 210
Gallery FAB
Gallery Visio

### Community Facilities on Campus

Touhill Performing Arts Center
Arts Administration Building
Kathy J Weinman Children's Advocacy Center
Provincial House

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

Total deferred maintenance for E&G Buildings	\$198,992,384
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### Central Plant/Power Plant

No Central Plant

### Utility Distribution (Ft.)

Chilled water	10,000
Domestic water	53,000
Steam/Hot water	10,000
Electrical	45,000
Substation	1

### Buildings Needing Demolished

Music Building	\$4,875,000
Bellerive Hall	\$3,250,000

Campus Physical Address:

8001 Natural Bridge Road,  
St. Louis, MO, 63121

Year institution was founded:

1963

Date last campus master plan was completed:

2018

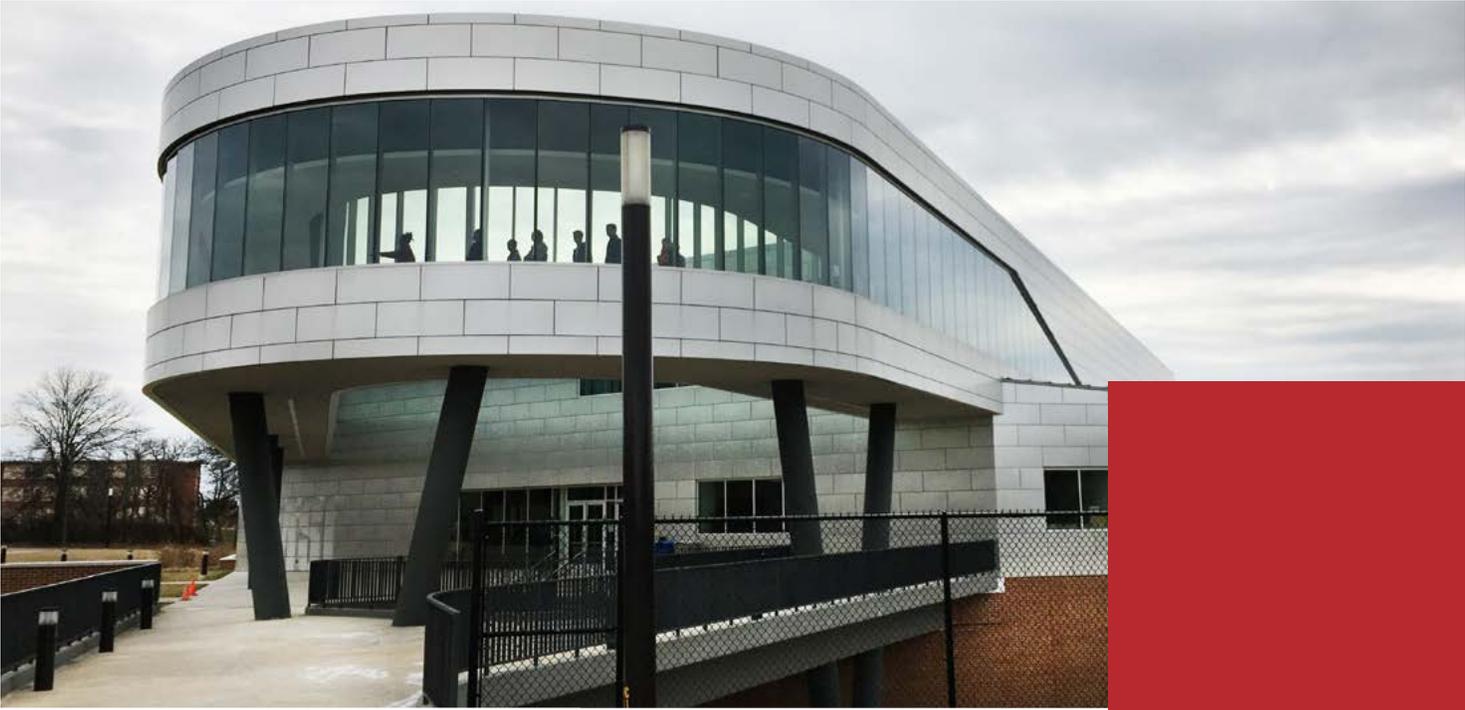
Date last deferred maintenance audit was completed:

2010 (half) 2014 (half)

Total campus size:

449 acres





# University of Missouri-St. Louis

The University of Missouri-St. Louis (UMSL) is a selective institution located in suburban St. Louis County. UMSL educates traditional and nontraditional students in undergraduate, graduate, and professional programs enabling them to provide leadership in health professions; liberal and fine arts; science and technology; and metropolitan affairs such as business, education, and public policy. Approximately 17,000 students attend the university; about 82% are undergraduates, 17% are graduates, and 1% are professional students.

## Capital Improvement & Facilities History

Nearly \$67 million has been appropriated for the University of Missouri-St. Louis capital improvement projects over the past decade, but the university has only actually received about a third of that. Twenty-eight million dollars in federal stimulus money was earmarked for renovations to the Benton-Stadler science complex, but subsequently restricted due to budget constraints. Some of the renovations were addressed later when UMSL received 2016 Board of Public Buildings bond funds. Funding for construction of a St. Louis business incubator has twice been appropriated and then restricted. In 2015, the university received funding to renovate the College of Business Administration Building. The building opened last fall and includes classrooms, conference rooms, seminar rooms, faculty offices, and social spaces. It provides a welcoming space for business firms that visit to interview and mentor students, and a space where the college can carry out its mission of serving the St. Louis business community.

## Facility Challenges

The UMSL campus consists of 63 Education & General Buildings and 193 Auxiliary Buildings with over 3.7 million gross square feet (GSF), housed on a north and south campus. The majority of the buildings on the north campus were built in the 1960s and early 1970s, while the south campus consists of buildings that have been purchased over the years, a majority in the 1950s or before. Over the past five years, the campus has constructed a new recreational center for students, a new chemistry addition, an optometry clinic, and a new building for the College of Business Administration.

However, over 35% of the E&G buildings on the campus have not had a major renovation in over 50 years and another 30% of the buildings have not had a major renovation in 25-49 years. Approximately 51% of the total gross square feet of E&G buildings on the campus have a rating of below average or worse. Currently, the campus has over \$363 million in facilities needs including over \$198 million in deferred maintenance. A significant portion of the deferred maintenance is building systems (i.e. mechanical, electrical, plumbing, etc.) as well as interior finishes (i.e. painting, floor systems, ceiling systems, etc.).

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*The University of Missouri-St. Louis will be a beacon of hope, a force for good, and a leader in the pursuit of excellence in education, impactful research and community service. We boldly assert that education is for everyone who is willing and able to seek it out. We honor the duties inherent in our land-grant beginnings by positioning ourselves as partners in the search for knowledge, progress and positive change for ourselves, our communities, our world.*

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# Capital Priorities

The Board of Curators and the University of Missouri-St. Louis have identified the following as the university's top three priorities for the future. The total state request for these projects is about \$62 million.

## 1. Space Consolidation and Infrastructure

According to a space needs and utilization analysis study performed in 2016, UMSL has more program space per student than peer campuses. UMSL can lower its operating costs and deferred maintenance by reducing the campus's occupied square footage. Bellerive Hall (BH), Music Building (MB), and Education Administration Building (EAB) are underutilized buildings that are in poor condition. As such, they are good candidates for decommissioning or demolition, thereby reducing campus operating expenses and deferred maintenance. The proposed repairs will extend the life of the capital improvements, improve safety, and enhance campus appearance while reducing facilities needs. This project provides significant financial benefit to the campus by eliminating \$19.0 million in facilities needs (\$9 million through repairs and renovations and \$10 million through demolition of BH and MB) and by reducing annual operating costs by \$541,000.

**Project Cost: \$10,000,000**  
**Local Contribution: \$2,000,000**  
**State Request: \$8,000,000**

In addition to the above financial benefits, the entire campus will benefit from improved space utilization, safety, reliability, and efficiency. The increased density will also enhance the student experience by providing a more vibrant, energized environment.

This project will consolidate underutilized space campuswide and provide repairs to campus buildings. The project will relocate the College of Education Dean's suite from and decommission the EAB; relocate the School of Social Work from and demolish BH; relocate the Department of Music from and demolish MB; and relocate Human Resources from Arts Administration Building into Woods Hall. These relocations will facilitate synergies between programs and will improve utilization rates of space in the renovated buildings.

## 2. Social Science Business Building Renovation

The Social Science Business Building provides 144,000 GSF of classroom, lab, and administrative/support space for faculty, staff, and thousands of students who major in various disciplines such as business administration, economics, political science, and public policy administration. Students enrolled in a total of 39,266 credit hours that were taught in this building in FY 2017.

**Project Cost: \$39,000,000**  
**Local Contribution: \$7,800,000**  
**State Request: \$31,200,000**

Constructed in 1968, this building has a FCNI of 0.54. Deferred maintenance and upgrades of these systems will cause further deterioration of the assets, resulting in increasingly frequent and costly repairs. Continued use of outdated, inadequately configured and equipped classrooms and lecture halls for current pedagogies will increase renovation costs. The project will address code and standards issues; implement energy conservation measures, address accessibility issues; and replace building systems that have exceeded their life expectancy. The renovation will eliminate \$32.2 million of facilities needs.



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This project will renovate the Social Science Building. The project provides for state-of-the-art classrooms and lecture hall facilities to be used as a campus resource. The renovation includes a substantial replacement and upgrade of HVAC, electrical and plumbing equipment, systems, fixtures, and controls. The project also provides for an extensive renovation and upgrade of building interior, accessibility provisions, and building envelope. Exterior improvements include replacement/upgrade of sidewalks, accessible routes, and steps.

### 3. Stadler Hall Renovation

The space in Stadler Hall, constructed in 1967, is widely used to teach in six disciplines. Students enrolled in a total of 4,087 credit hours that were

**Project Cost: \$29,500,000**  
**Local Contribution: \$5,900,000**  
**State Request: \$23,600,000**

taught in this building. The original design and existing conditions of the building do not meet current codes or standards, and systems are old, inefficient, and in many cases have surpassed their expected useful life. Delaying replacement of these systems will allow them to continue to age and deteriorate and could result in abandoning the buildings as repairs become increasingly frequent and costly. Modern building systems will be significantly more efficient and less costly to operate than the current systems; and facilities that meet current standards for teaching will help attract and retain students, faculty, and researchers.



Currently the space has a FCNI of 0.53. When complete, the renovation of Stadler Hall will eliminate an estimated \$25.8M of facilities needs.

Stadler Hall Renovation project will renovate the 82,500 GSF building to bring it up to current building codes and design standards to serve the primary uses of research, class-labs, classrooms, a clinic, animal facilities, and office/support spaces. This will provide a consolidated, more efficient, and sustainable environment. Stadler Hall, when renovated, will provide critically needed state-of-the-art, technology-equipped, and flexible multi-purpose classrooms of various seating capacities.

Click [here](#) for campus map.

Click [here](#) for Google view.

Click [here](#) for virtual tour.