Capital Projects & Maintenance

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MARCH 2025 RETREAT

UofM's Aging Infrastructure

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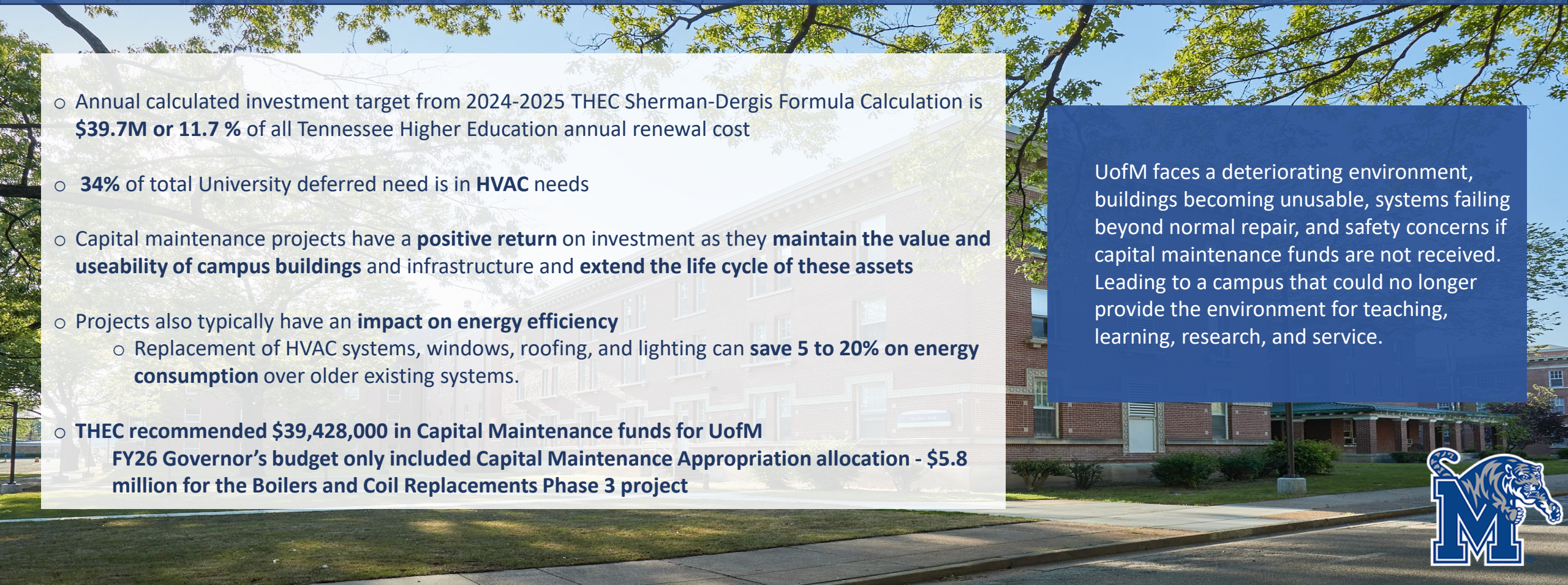
111	4.5M	63 Years	86	40,163	$1.9B
Education & General Buildings	Gross Education & General Square Footage	Average Building Age	Buildings > 50 Years Old	Avg Square Footage per Building	Replacement Value



- Annual calculated investment target from 2024-2025 THEC Sherman-Dergis Formula Calculation is **$39.7M or 11.7 %** of all Tennessee Higher Education annual renewal cost
- **34%** of total University deferred need is in **HVAC** needs
- Capital maintenance projects have a **positive return** on investment as they **maintain the value and useability of campus buildings** and infrastructure and **extend the life cycle of these assets**
- Projects also typically have an **impact on energy efficiency**
  - Replacement of HVAC systems, windows, roofing, and lighting can **save 5 to 20% on energy consumption** over older existing systems.
- **THEC recommended $39,428,000 in Capital Maintenance funds for UofM**
  FY26 Governor's budget only included Capital Maintenance Appropriation allocation - $5.8 million for the Boilers and Coil Replacements Phase 3 project

UofM faces a deteriorating environment, buildings becoming unusable, systems failing beyond normal repair, and safety concerns if capital maintenance funds are not received. Leading to a campus that could no longer provide the environment for teaching, learning, research, and service.

Poor Building Conditions = Negative Impacts

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-Daily delivery of education is compromised by poor environment

-Retention of students, faculty and staff due to poor conditions

-Prospective hiring of quality faculty and researchers not competitive

-Recruitment of top undergraduate and graduate students limited

-Maintenance is reactive to problems instead of preventative work

-Outcome of research projects in jeapordy

-Effective utilization of space cannot be accomplished

-Use of campus resources for emergency repairs are constant

Capital Outlay – Five Year Plan

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	Total Cost	Match	Funding Year
Research Modernization Renovate research lab space in existing building	**$75,000,000**	**$4,500,000**	**2025/2026**
Business and Economics Addition New building for enrollment increase, outreach, and student success	**$60,000,000**	**$30,000,000**	**2026/2027**
Academic Building Replacement (Mitchell / Clement) New building on main campus	**$99,000,000**	**$16,830,000**	**2027/2028**

Note: all costs are inflated to the mid-point of anticipated construction based on 8% inflation per year

Capital Projects

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Phase: Bid	Total Cost
Multiple Buildings Roof Replacements	$2,000,000

Phase: Design	Total Cost
Business and Economics Renovation	$30,000,000
Multiple Buildings Elevator and Fire Alarms	$3,000,000
Park Avenue Campus Student Housing	$58,000,000
Parking Expansion Zach Curlin	$500,000
Door Access/Building Locking	$4,700,000

Phase: Design Phase 2	Total Cost
Mynders Hall Renovation	$25,000,000

Phase: Construction	Total Cost
Holiday Inn Roof Replacement	$2,250,000
Safety and Security Enhancements	$5,400,000
Multiple Buildings Repairs (Hayden, Johnson)	$4,000,000
HVAC Component Replacements Multiple Buildings	$4,293,000
Multiple Bldgs. Window Replacements & Brick Repairs	$400,000
Central Plant and CFA Building Chillers and HVAC	$5,000,000
Campus-Wide Bldg. Controls Replacement & Upgrades	$300,000

Edwards Research & Innovation Center (ERIC)

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84,498 gross sq ft facility

Facility will support **16 undergraduate and graduate programs**

Home to **innovative research areas** including: earthquake engineering, cyber security, workforce development, advanced manufacturing, hydrology, big data, artificial intelligence, transportation and biomaterials, and more

Mynders Hall Renovation

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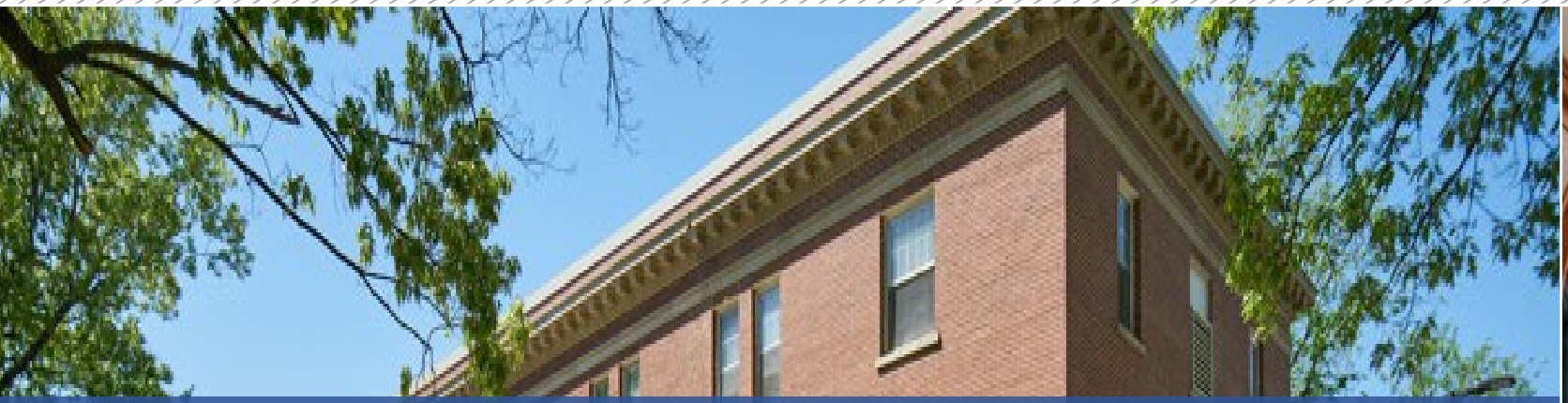
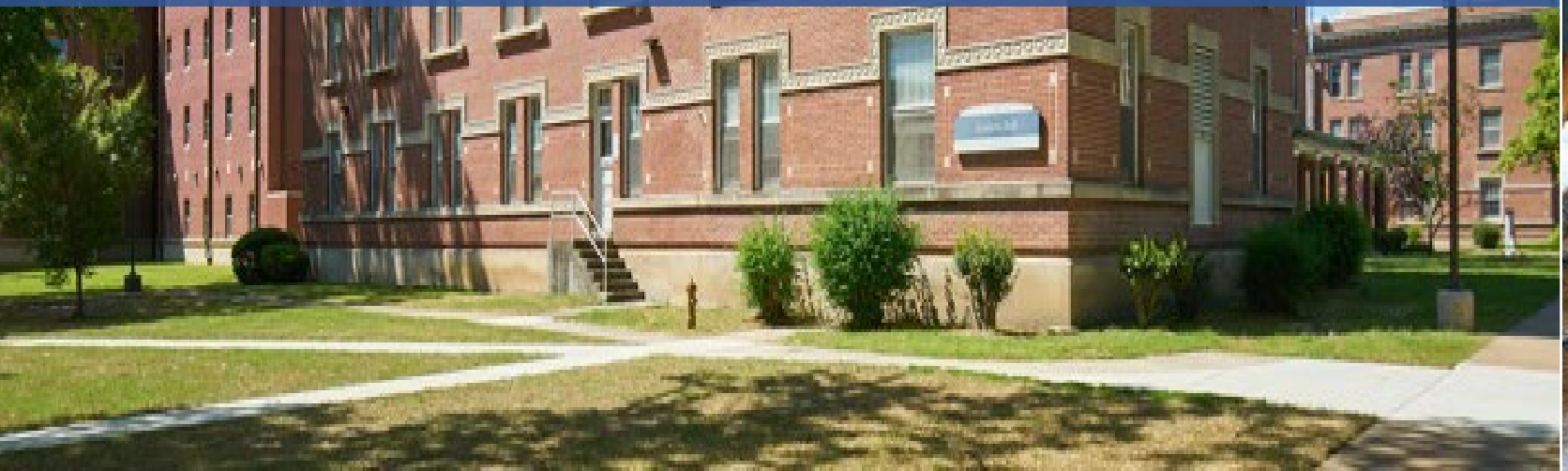


35,460
Assignable sq ft

$20M Outlay Funds
$5M Campus Funds

Total Renovation for
Computational Research

Expected Completion 2026



Fogelman College of Business & Economics

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$30M Renovation $60M Addition	Total renovation of existing spaces Expanded student services, study spaces, classrooms, labs, and offices	Expected completion **For renovation** **2027**

Park Avenue Student Housing

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Total Cost	**542** Beds & Amenities	Expected completion
$58M		**Fall 2026**