

CAPITAL BUDGET







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Introduction

Capital expenditures are expenditures that create assets with a multi-year life (i.e., assets that will last for more than one budget period). Capital projects are budgeted separately from the operating budget since the source of funding for capital projects is generally different from the source of funding for operating expenditures. For selected projects, there is a link between the operating budget and the capital budget. For example, the State or WKU may choose to finance capital projects, which results in a debt service or lease/purchase payment obligation in the operating budget.

Notwithstanding KRS 45.760, the governing board may authorize a capital construction project or a major item of equipment even though it is not specifically listed in any branch budget bill, subject to the following conditions and procedures:

- a. The full cost shall be funded solely by non-general fund appropriations.
- b. Moneys specifically budgeted and appropriated by the General Assembly for another purpose shall not be allotted or reallocated for expenditure on the project or major item of equipment. Moneys utilized shall not jeopardize any existing program and shall not require the use of any current general funds specifically dedicated to existing programs.
- c. The institution's president, or designee, shall submit the project or major item of equipment to the Capital Projects and Bond Oversight Committee for review as provided by KRS 45.800.

The Capital Budget includes legislatively authorized capital projects that will be under way next year or are currently under way including the source of funding, estimated cost, and the status of each respective project. Most of the following projects reflect scopes equal to legislative authorization; projects may be started at an amount less than the authorized amount based on funds availability.



2026-27 Authorized Projects (26 RS HB 500/VO in Part)

Project Name	Estimated Cost	Status
Asset Preservation Pool 2026-2028	\$10,000,000 bond funds	Planning
Residential Halls Public-Private Partnership	\$350,000,000 other funds	In Design
Acquire Furniture, Fixtures, and Equipment - Media	\$20,000,000 restricted funds	Planning
Renovate Center for Research and Development Phase I	\$6,000,000 restricted funds \$6,000,000 other funds	Planning
Renovate Space for Exercise Science Program	\$10,000,000 restricted funds	Planning
Renovate and Expand Clinical Education Complex	\$10,000,000 other funds	Planning
Remove and Replace Student Housing at Farm	\$10,000,000 other funds	Planning
Install Additional Club Seating at Diddle Arena	\$10,000,000 other funds	Planning
Capital Renewal Pool - 2026-2028	\$10,000,000 Restricted funds	Planning
Construct Permanent Seating at Houchens Industries – L.T. Smith Stadium	\$10,000,000 agency bonds	Planning
Acquire Fixtures, Furniture, and Equipment - College of Health and Human 12 Services	\$8,000,000 restricted funds	Planning



Expand Track and Field Facilities	\$6,500,000 other funds	Planning
Renovate South Campus	\$6,000,000 restricted funds	Planning
Construct Baseball Grandstand	\$6,000,000 restricted funds	Planning
Construct State Street Plaza	\$6,000,000	Planning
Acquire Furniture, Fixtures, and Equipment Diddle Arena	\$5,000,000 other funds	Planning
Construct South Plaza	\$5,000,000 other funds	Planning
Acquire Furniture, Fixtures, and Equipment Pool - 2026-2028	\$5,000,000 restricted funds	Planning
Upgrade Softball/Soccer Facilities and Field	\$2,000,000 restricted funds \$2,000,000 other funds	Planning
Renovate Owensboro Campus for the Certified Registered Nurse Anesthetist 6 (CRNA) Program	\$3,000,000 restricted funds	Planning
Renovate Medical Center Health Complex for the Certified Registered Nurse 9 Anesthetist (CRNA) Program	\$3,000,000 Restricted funds	Planning
Purchase Property/Parking and Street Improvements	\$3,000,000 restricted funds	Planning
Purchase Property for Campus Expansion	\$3,000,000 restricted funds	Planning
Renovate State/Normal Street Properties	\$2,000,000 restricted funds	Planning



Construct Parking Structure IV Reauthorization	\$35,000,000 agency bonds	Planning
Guaranteed Energy Savings Performance Contracts	\$TBD	Planning
Total	\$554,500,000	

2024-26 Authorized Projects (25 RS SB 25/VO in Part)

Project Name	Estimated Cost	Status
Asset Preservation Pool 2024-2026	\$57,162,000	Multi Phases Planning, Design, and Construction
Replace Academic Complex	\$160,000,000	In Design Land Acquisition
Reauthorize WKU Asset Preservation Restricted Match	\$10,212,000	Planning, Design, Construction, and Complete
Renovate/Expand Cliff Todd Center	\$6,000,000	In Design
Construct New Gordon Ford College of Business	\$74,400,000 \$25,000,000	Completed August 2025 Certificate of Occupancy received 10/29/2025
Construct, Renovate, and Improve Athletics Facilities Reauthorization	\$8,434,300	Certificate of Occupancy received 04/02/2026
Construct, Renovate, and Improve Athletic Facilities Additional Reauthorization (\$50,000,000 AB)	\$10,000,000	Certificate of Occupancy received 04/02/2026
Total	\$322,627,300	



2024-25 Authorized Projects (24 RS HB 6/VO in Part)

Project Name	Estimated Cost	Status
Renovate/Expand Cliff Todd Center	\$6,000,000	In Design
Acquire Furniture, Fixtures, and Equipment for Hilltopper Fieldhouse	\$3,000,000	Planning
Install New Turf on Athletic Fields	\$3,000,000	Planning
Total	\$12,000,000	

2022-24 Authorized Projects (22 RS, HB 1)

Project Name	Estimated Cost	Status
Asset Preservation Pool	\$68,080,000	In-Planning and Construction
Henry Hardin Cherry Hall Asset Preservation	\$30,000,000*	In Construction
Construct, Renovate and Improve Athletic Facilities Reauthorization	\$52,000,000	In Construction
Total	\$150,080,000	

* Cherry Hall is part of Asset Preservation Pool

- Residential Halls Public-Private Partnership** - Under the P3 Transaction, (i) the University will obtain ownership of its existing student housing facilities from the WKU Student Life Foundation, Inc. (“SLF”); (ii) provide an affiliate of Collegiate Housing Foundation (“CHF”) a leasehold interest in the land upon which such facilities are located and a fee interest in the buildings and equipment comprising such facilities; (iii) CHF will contract with affiliates of Gilbane to manage and operate the facilities for the benefit of the University; (iv) CHF and Gilbane will develop, finance, and construct a new 1,000 bed housing and dining facility on the current site of Poland and Keen Halls; and (v) Gilbane will make various improvements to the other housing facilities across campus. SLF will transfer Normal and Regents Halls to the University but will remain responsible for completing renovations. Once completed, Normal and Regents will be acquired by CHF under the same terms as the other facilities and managed and operated by Gilbane under the same agreements. Reference BOR April 24, 2026, EX-1



- **Replace Academic Complex** - The project involves constructing a new facility to replace the existing Academic Complex (AC), which was initially constructed in 1967 with minimal updates. The AC currently accommodates the College of Health and Human Services and WKU Public Media. The new building will cater to both undergraduate and graduate programs, addressing the growing demands of these programs. Currently, the College of Health and Human Services is dispersed across multiple buildings, including the Academic Complex, Smith Stadium, south campus, and the Health Sciences complex at the Medical Center Hospital Campus. We will explore possibilities of consolidating some of these programs within the new facility. The upcoming facility will also serve the requirements of public media and administrative functions, while also providing space for broadcast and production facilities. These amenities will include those necessary for public radio, public television, and the Hilltopper sports network.
- **Asset Preservation Pool** – In the 2026-2028 Budget of the Commonwealth (26 RS HB500/VO in Part), the Kentucky General Assembly authorized a total of \$19,158,000. The funds have are allocated in both years of the biennium as follows; 2026-27 \$10,000,000 allocation and 2027-28 \$9,158,000. Potential Projects under review and planning
 - South Campus Modernization
 - HVAC Systems
 - Roofing Projects
 - Lighting Projects
 - Energy Conservation projects
 - Pedestrian Safety
 - Elevator Renewal
- **Asset Preservation Pool** – In the 2024-2025 Budget of the Commonwealth (24 RS HB 6), the Kentucky General Assembly authorized an additional \$28,581,000 allocation each year with no match requirements. Allocated pool funds were appropriated to institutions in both years of the biennium totaling \$57,162,000. Potential Projects under review and planning
 - Henry Hardin Cherry Hall \$40M Renovation – In Construction – Complete May 2027
 - HVAC Systems
 - Roofing Projects
 - Lighting Projects
 - Energy Conservation projects
 - Elevator Renewal
- **Asset Preservation Pool** – In the 2022-2024 Budget of the Commonwealth (22 RS, HB 1), the Kentucky General Assembly authorized \$683.5 million in General Fund supported bond funds for a Postsecondary Education Asset Preservation Pool to provide funding for individual asset preservation, renovation, and maintenance projects at Kentucky public postsecondary institutions. Allocated pool funds were appropriated to institutions in both years of the biennium, with each institution receiving an appropriation for half (50%) of its



allocation in 2022-23 and receiving an appropriation for the other half (50%) of its allocation in 2023-24. Western Kentucky University asset preservation pool allocation each year is \$34,040,000 for a total of \$68,080,000. The university currently has 62 active projects submitted and are eligible for reimbursement. New projects are being identified and submitted per the guidelines allowing us to manage this process strategically.

Total Capital Budget: \$654,400,000

The following includes projects authorized, including past authorizations, but not scheduled for FY 2026-27 until funds are identified:

- Renovate Potter College Arts & Letters Facilities
- Renovate and Expand Innovation Campus (CRD)
- Renovate Raymond Cravens Library
- Renovate Kentucky Building
- Renovate Jones Jagers Hall
- Renovate Ogden College Science Facilities
- Improve Planetarium
- Replace Underground Infrastructure
- Remove & Replace Student Housing @ WKU Farm
- Improve Life Safety Pool/Academic Facilities
- Add Club Seating @ Diddle Arena
- Capital Renewal Pool
- Renovate South Campus
- Guaranteed Energy Savings Performance Contracts
- Upgrade IT Infrastructure
- Renovate Central Heat Plant
- Renovate Jones Jagers Interior
- Construct Football Press Box
- Purchase Prop/Parking & Street Improve
- Purchase Property for Campus Expansion
- Expand Track and Field Facilities
- Construct Baseball Grandstand
- Acquire FFE for Diddle Arena
- Acquire FFE for Hilltopper Fieldhouse
- Construct South Plaza
- Renovate State/ Normal Street Properties
- Renovate CRD Phase I
- Renovate & Expand Clinical Education Complex
- Construct State Street Plaza
- Acquire FF&E Equipment Pool



- Construct Parking Structure IV
- Installation of new turf on athletic fields
- Enhance Avenue of Champions streetscaping
- Renovate Colonnade
- Renovate Glasgow Campus
- Renovate Jody Richards Hall
- Renovate and improve DSU
- Construct Equine Facility at Farm