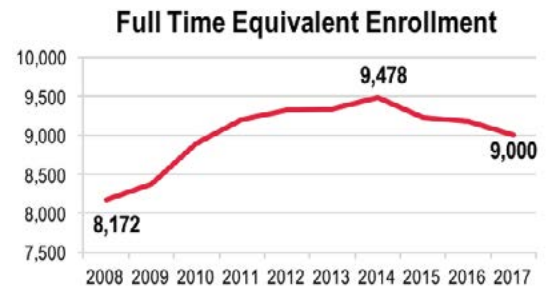
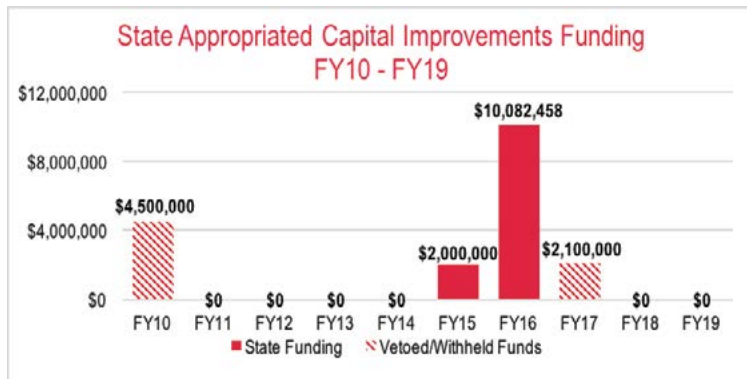


# SOUTHEAST MISSOURI STATE UNIVERSITY

## CAMPUS BUILDINGS

Education & general (E&G) buildings	64
E&G building SQ. FT.	1,729,006
Auxiliary (AUX) buildings	35
AUX building SQ. FT.	1,428,730
Buildings leased from	7
Leased from building SQ. FT.	42,206
Student housing/bed space	3,391
Percent of bed space utilization	89.50%
<b>Maintainable campus SQ. FT.</b>	<b>3,157,736</b>

<b>Grounds</b>	
Tunnels	1.83 miles
Roads paved	506,000 SQ. FT.
Sidewalks	289,730 SQ. FT.
Paved parking lots	2,408,040 SQ. FT.
Gravel parking lots	234,770 SQ. FT.
Farm acreage	251.94 acres
Other specialty land	144.49 acres
Revenue Generating Buildings	Girardot Center

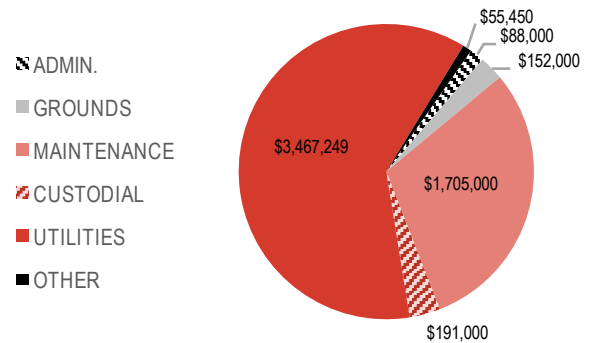


The state has appropriated \$18.7 million in capital improvements funding to Southeast Missouri State University over the last decade, but \$6.6 million, or approximately 35%, has been restricted or vetoed.

### Satellite Locations

- 1) Southeast Missouri State University - Kennett 26,255 SQ. FT.
- 2) Southeast Missouri State University - Malden 130,328 SQ. FT.
- 3) Southeast Missouri State University - Sikeston 44,723 SQ. FT.
- 4) Southeast Missouri State University - Popular Bluff 0 (Leased)
- 5) Cape College Center 0 (Leased)

### FY18 E&G FACILITIES PLANNED BUDGET



**Utility Providers**

Electric	Ameren
Natural gas	Ameren
Water	Cape Girardeau
Phone	AT&T
Internet	MOREnet

**Total Institutional Facility Debt/Bonds**

E&G Buildings	\$50,490,000
AUX Buildings	\$125,405,000

**Buildings on Historic Registers**

River Campus Seminary Building (1843)

**Buildings needing Demolished**

Henderson Hall	\$500,000
Dearmont	\$2,060,050
International House	\$227,475
902 College Hill	\$96,800
810 Normal	\$92,000

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

Total deferred maintenance for E&G Buildings	\$95,095,330
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**Central Plant/Power Plant**

Year Built	1948
Electricity Producing	No
Nominal Chilled Water Tonnage	NA
Nominal Boiler Capacity (lb./hr.)	68,800

**Utility Distribution (Ft.)**

Chilled water	12,424
Domestic water	6,629 Ft (cold)
Steam/Hot water	8,323(S) 11,086(H)
Electrical	NA

**Community Facilities on Campus**

Show Me Center & River Campus Center

Campus Physical Address:	One University Plaza, Cape Girardeau, MO, 63701
Year institution was founded:	1873
Date last campus master plan was completed:	2018
Date last deferred maintenance audit was completed:	2010
Total campus size:	328 acres





# Southeast Missouri State University

Southeast Missouri State University (SEMO) is a master's level, moderately selective institution with a main campus and River Campus located in Cape Girardeau. Approximately 11,500 students attend SEMO; about 91% are undergraduates. SEMO operates regional campuses in Poplar Bluff, Sikeston, Malden, and Kennett.

## Capital Improvement & Facilities History

Southeast Missouri State University has received \$18.7 million in state capital improvement funding over the last decade, but \$6.6 million has been vetoed or restricted. Southeast was one of many higher education institutions expecting federal stimulus funds in 2010, but \$4.5 million was restricted for Southeast. In fiscal year 2016, the university received over \$10 million Board of Public Buildings bond funding to renovate Brandt Hall, Crisp Hall, and the Grauel Building. In fiscal year 2017, \$2.1 million for additional renovations to the Grauel Building was restricted.

## Facility Challenges

Southeast's campus features several historic buildings, ample green space, and attractive gathering spaces for students. There is a variety of old and new construction, including eight buildings constructed before 1909 and 49 buildings more than 50 years old. Within the last five years, the university has added two new residence halls that house over 430 students, and has renovated Academic Hall, Magill Hall, Memorial Hall, and the Grauel Building. Although construction and maintenance continue to proceed and the campus is attractive and well-maintained, older buildings continue to present significant challenges, including low energy efficiency; inadequate electrical service for growing technological needs; deteriorating heating/ventilation/air-conditioning, plumbing and steam distribution systems; fire alarm systems; sprinkler systems; vulnerability to water damage; increased structural deterioration, and inability to meet program needs.

Several of Southeast's older buildings have original single-pane, wood-framed windows; aging mechanical, electrical, and plumbing systems; and other features that reduce the buildings' efficiency. In addition, the campus's hot water and steam heat is distributed across campus in underground utility tunnels that are showing extensive signs of deterioration.

Another systematic problem on campus is water infiltration. Several buildings' exterior envelopes have been compromised, allowing water to enter the building. The result is severe damage to many buildings' interior walls, including cracked and crumbling plaster and peeling paint, water-stained and weakened ceilings, cracked and buckling floors, and windows with ineffective seals and deteriorated frames.

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*Southeast Missouri State University provides student-centered education and experiential learning with a foundation of liberal arts and sciences, embracing a tradition of access, exceptional teaching, and commitment to student success that significantly contributes to the development of the region and beyond.* ”

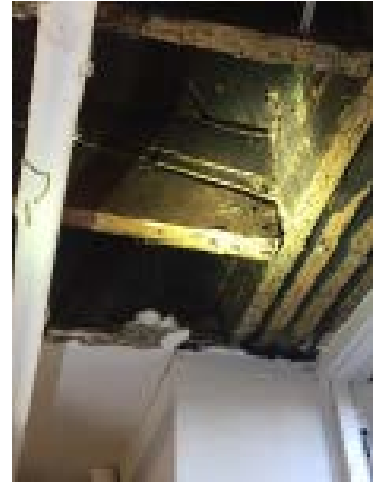
# Capital Priorities

Southeast Missouri State University has identified the following as the university’s top three priorities for the future. The total state request for these projects is approximately \$54 million.

## 1. Art Building Renovation

This classroom building was built in 1902, and has not had a significant renovation in over 40 years. Natural deterioration of this building’s structure and support systems have progressed to the point where refurbishment or replacement is a timely necessity. The mechanical, electrical, and plumbing systems are inadequate for today’s needs; mechanism equipment failure alone has caused damage to classrooms and office space on multiple occasions due to condensation.

**Project Cost: \$13,895,000**  
**Local Contribution: \$2,100,000**  
**State Request: \$11,795,000**



This renovation is necessary to ensure that building occupants experience a safe and secure environment meeting modern instructional needs. Significant structural deterioration occurring in recent years has already forced SEMO to temporarily close two classrooms. The classroom renovations are essential to ensuring the space provides for positive and quality teaching and learning, and accommodates modern technological needs.

This building is identified as historically significant, and a comprehensive renovation must be completed in order to maintain its integrity and the physical identity of the university, while modernizing the building to provide a safe and secure environment and upgrading the classrooms with state-of-the-art technology systems.

## 2. Campuswide Utilities Upgrades & Renovations

This project is necessary to improve energy efficiency and ensure the buildings are safe and conditioned adequately. This project will also greatly reduce the amount of energy lost or consumed, making SEMO’s operations more cost-effective. Finally, this project will help prevent future catastrophic damage and increased repair costs, many of which are beyond SEMO’s current financial capabilities to resolve.

**Request from State:**  
**\$27,080,500**



Deteriorating conditions in the campuswide utilities distribution system are cause for great concern. Failure in any of the aging chillers, coolers, boilers, steam piping, and/or tunnel structures will present significant consequences for SEMO’s operations, both financially and in terms of safety.

cont. >>

Natural deterioration of the building's support systems and utility tunnels has progressed to the point where refurbishment has become a necessity. In the tunnel system, past campus expansion has caused some sections to become overcrowded with utility pipes and conduits. The need for proper ventilation as well as emergency lighting and an emergency notification system within the tunnels is needed for the protection of personnel. Failure in a utility tunnel not only affects loss of steam for building heat but also negatively impacts Southeast's fiber network. Many of SEMO's mechanical, electrical, and plumbing systems are outdated and inefficient. The age of the equipment presents difficulties in finding replacement parts and, as a result, can no longer be fixed.

### 3. Brandt Hall Renovations

Brandt Hall was built in 1961 and has not had a significant renovation in over 50 years. This building currently houses the Show-Me Guard Officer

Leadership Development Program (GOLD), the departments of criminal justice and sociology and social work, and classrooms. This building houses two of Southeast's only large lecture classrooms, which seat 85-100 students. As such, ensuring the quality of this academic building is essential to SEMO's operations.

Natural deterioration of this building's structure and support systems has sufficiently progressed to the point where refurbishment or replacement is required. The mechanical, electrical, and plumbing systems are inadequate to meet today's needs. Due to old mechanical equipment and the large amount of south-facing, single-pane, aluminum-framed windows, the building is not energy-efficient. This renovation will increase energy efficiency and make SEMO's operations more cost-effective. Proper reconfiguration of the interior floor plan could allow for housing an additional academic departmental office suite and classrooms. Classroom renovations are essential to providing students with up-to-date and high-quality instruction in a safe and secure environment.

**Request from State:  
\$15,002,000**



Click [here](#) for campus map.

Click [here](#) for Google view.

Click [here](#) for virtual tour.