

Western Michigan University
Board of Trustees
October 29, 2026

PROPOSAL: Five-Year Capital Outlay Master Plan and Capital Project Request

Background

The State of Michigan requires that the Five-Year Capital Outlay Master Plan, be reviewed annually by the institution's governing board, revised as appropriate and posted to the institution's web page (<https://wmich.edu/facilities/pdc/5year>). The plan documents the University's mission, an overview of current academic programs and major academic initiatives as well as anticipated programming changes, the current staffing and enrollment trends, facilities assessment including utilization data and an overview of capital renewal needs, and the University's implementation plan for physical campus improvements to support needs.

Western's plan draws on work completed with the Campus Master Plan 2025 and Beyond, the Strategic Plan 2022-2032, and Space and Facility Condition Assessment 2023 and subsequent updates.

The plan also requires a summary of major capital projects which are a priority for the institution in the next five years and a summary of major maintenance projects greater than \$1,000,000 during the same period.

While we have received planning approval from the State, the State still requires us to resubmit the Knauss Hall Renovation and Addition project as our highest priority project.

Recommended Action

It is recommended that the Board of Trustees approve as presented the Five-Year Capital Outlay Plan for State Fiscal Years 2028 to 2032, including the Capital Project and Major Maintenance Planning list, as mandated by the State of Michigan.

It is further recommended that the Board approve the Knauss Hall Renovation and Addition as the highest priority project for our Capital Outlay Project Request.

Capital Project & Major Maintenance Planning WMU FY 2028-2032

Project	Estimated Cost	Funding
#1 Priority Request for State Capital Outlay:		
Knauss Hall Renovation & Addition*	\$39 M	WMU / State
Other Capital Projects >\$5M (Alpha Order):		
Aviation and Flight Operations and Aviation Maintenance Building - Renovation and Addition	\$44 M	Not Funded
College of Health & Human Services Renovation (Phase 1)	\$11M	Not Funded
Comprehensive Athletic Facilities Renovations	TBD	Not Funded
Friedmann Hall Renovation*	\$27 M	Not Funded
Kohrman Hall Classroom Renovation (North and Central)*	\$26 M	Not Funded
Schneider Hall Renovations (Multi-Phase)	\$5.5M	Donor
Seelye Center & Waldo Stadium Renovation	TBD	Not Funded
Student Apartments (New)	\$26 M	Not Funded
Valley Residence Hall Replacement	\$125M	Not Funded
Waldo Library Renovation*	\$50 M	Not Funded
Major Deferred Maintenance Projects >\$1M:		
Campus Electrical Upgrade Phase 2 K Feeder Replacement	\$1.9M	Funded
Miller Ramps – 10-Yr Maintenance Improvement Plan	\$1.1M	Not Funded
Floyd Hall Roof Replacement	\$1.8M	Not Funded
CHHS Chiller Replacement	\$1.1M	Not Funded
Lot 13/SRC/Ring Road Redesign	\$2M	Not Funded

*One of several projects referenced specially in the Campus Master Plan 2025 and Beyond as a part of recalibrating campus and building a sustainable and vibrant student experience.

Buildings to be decommissioned and/or removed are not included on this list but will be considered as needed to support capital project planning and development, from both a physical and fiscal necessity.