

**FACILITIES – JUNE 17, 2015 AGENDA – DISCUSSION      GREG HOFFMAN**

**2. APPROVE REVISED ALLOCATION OF FY 2016 REHABILITATION AND REPAIR APPROPRIATION - SYSTEMWIDE**

**Allocation of Funds for Rehabilitation and Repair Projects for Institutions of Higher Education as Appropriated to the Kansas Board of Regents**

**FY 2016 - \$29,000,000 (EBF)**

Adjusted gross square feet (EBF-Eligible buildings only):

	<u><b>GSF</b></u>	<u><b>% of Total</b></u>
The University of Kansas	5,488,301	26.87
The University of Kansas Medical Center	2,297,176	11.25
Kansas State University	6,105,374	29.90
Wichita State University	2,243,148	10.98
Emporia State University	1,232,601	6.04
Pittsburg State University	1,507,841	7.38
Fort Hays State University	<u>1,548,171</u>	<u>7.58</u>
	20,422,612	100.00

The Board approved a distribution of \$35,000,000 from the Educational Building Fund at its December 17, 2014 meeting. The 2015 Legislature appropriated only \$29,000,000 for this purpose; therefore, the Board is asked to approve a revised distribution of rehabilitation and repair projects.

**PRIORITY LISTING OF PROJECTS**

**ALLOCATION**

**The University of Kansas**

- |  |             |
|--|-------------|
| <b>1. Elevator Improvements (TBD)</b><br>Repair and replace various elevator components on campus  | \$150,000   |
| <b>2. Roof Repair &amp; Replacement</b><br>Repair and replacement of roofs that have reached the end of their useful life on Watson Library and Haworth Hall (partial) | \$300,000   |
| <b>3. Tuckpointing</b><br>Repair and maintenance of Strong Hall front steps  | \$150,000   |
| <b>4. Package Boiler Repair/Replacement</b><br>Repair of Higuchi boiler  | \$120,000   |
| <b>5. Fire Code Improvements</b><br>Replacement of Fire Alarm System in Lindley Hall   | \$400,000   |
| <b>6. HVAC &amp; Electrical Improvements</b><br>Summerfield Hall HVAC Improvements   | \$1,500,000 |

Attachment 1  
Joint Committee on State Building  
Construction  
Date 6-26-15

- |    |   |                  |
|----|---|------------------|
| 7. | <b>Remodel/Renovation</b><br>Dyche Hall 7 <sup>th</sup> Floor partial renovation  | \$300,000        |
| 8. | <b>Streets and Site Improvements</b><br>Jayhawk Blvd. Reconstruction Phase 3 - Replace and reconstruct street and infrastructure between Sunflower Road and 14 <sup>th</sup> Street | \$3,450,000      |
| 9. | <b>Streets and Site Improvements</b><br>15 <sup>th</sup> Street Reconstruction – Burdick Drive to Naismith Drive  | <u>\$304,000</u> |

---

<b>The University of Kansas Total</b>	<b>\$7,792,300</b>
---------------------------------------	--------------------

**The University of Kansas Medical Center**

- |     |   |             |
|-----|---|-------------|
| 1.  | <b>Energy Conservation</b><br>Window replacement, BAS systems, variable frequency drives, pipe insulation   | \$300,000   |
| 2.  | <b>Campus Exterior Maintenance</b><br>Clean, tuckpoint, recaulk and seal exterior masonry walls, roof repairs, sidewalk and curb repairs  | \$100,000   |
| 3.  | <b>Facility Code Issues</b><br>Correct non-code compliant issues in various buildings concerning fire code, ADA compliance, electrical, plumbing, HVAC systems, hazardous remediation, and sprinkler addition and replacement | \$300,000   |
| 4.  | <b>Campus Interior Maintenance</b><br>Replacement in various buildings of deteriorated and aging flooring and ceiling materials and repair damaged walls  | \$200,000   |
| 5.  | <b>Campus Utility Infrastructure</b><br>Provide for replacement of failing electrical conduit, electrical transformers, condensate tanks, pumps, AHU's etc.   | \$484,500   |
| 6.  | <b>Applegate Energy Center Infrastructure</b><br>Provide for replacement of various failing and obsolete system components, piping, etc.  | \$100,000   |
| 7.  | <b>Campus Elevator Repairs</b><br>Repair and upgrades to various elevator components  | \$50,000    |
| 8.  | <b>Campus Roof Repair/Replacement</b><br>Repair and replacement of roofs that have reached the end of their useful life   | \$78,000    |
| 9.  | <b>Research Support Facility Improvements - Phase 3</b><br>Electrical system upgrades to improve redundancies   | \$1,200,000 |
| 10. | <b>ADA-Compliant Restrooms</b><br>Add ADA-compliant bathrooms to the first floor of Delp D  | \$200,000   |

- |     |   |                 |
|-----|---|-----------------|
| 11. | <b>Campus Infrastructure Maintenance - KUMC Wichita</b><br>Repair of HVAC, electrical and lighting components in buildings 90 & 92                  | \$100,000       |
| 13. | <b>Campus Exterior Maintenance - KUMC Wichita</b><br>Provide for exterior roof repair, painting, sidewalks etc.                                     | <u>\$80,000</u> |
| 13. | <b>Campus Interior Maintenance - KUMC Wichita</b><br>Provide replacement of interior finish such as ceiling, wall and flooring in buildings 90 & 92 | <u>\$70,000</u> |

**The University of Kansas Medical Center Total      \$3,262,500**

**Kansas State University**

- |    |  |           |
|----|--|-----------|
| 1. | <b>Vet Med Roof Replacement</b><br>Roof Repairs to prevent and/or repair leaking issues  | \$25,000  |
| 2. | <b>Power Plant Roof Replacement</b><br>Replacement of failing roof system in original 87 year old building housing campus electrical distribution systems, controls, boiler and steam generation units. To be completed in conjunction with project to repair stone at wall/roof | \$410,000 |
| 3. | <b>Main Campus Roof Replacement</b><br>Roof Maintenance (Repairs, Lightning System & coating) to prevent and repair leaking issues   | \$140,000 |
| 4. | <b>Campus Infrastructure Repairs - Salina</b><br>Repair/Replacement of Streets, Walk Lights, Ballou Plaza, Glass Replacement & Screen Wall, Waterproofing, Irrigation  | \$165,000 |
| 5. | <b>Campus Infrastructure Repairs – Vet Med</b><br>Repair/Replacement Walks, Exterior Lighting Upgrades, Elevator Repair, and Door Replacement  | \$215,550 |
| 6. | <b>Main Campus Infrastructure Repairs</b><br>Repairs/Replacement to Streets, Curbs, Sidewalks, Steam/Condensate/Chilled Water Lines that are over 80+ years-old  | \$700,000 |
| 7. | <b>Campus Infrastructure Repairs</b><br>Ag Research Agronomy, Western Kansas, Horticulture Forestry, Animal Science, Entomology & Grain Science Centers: Bldg Repair   | \$200,000 |
| 8. | <b>Utility Maintenance - Salina</b><br>Salina: Repairs/Replacement for Boiler PM, HVAC Design & Upgrades, Lighting Upgrades, Kitchen Upgrades, Sewer Upgrades  | \$85,000  |
| 9. | <b>Utility Maintenance – Vet Med</b><br>Maintenance Improvements of MEP Systems on the Vet Med Campus  | \$150,000 |

<b>10. Main Campus Utility Maintenance</b>	<b>\$255,000</b>
Repair & Replacement of Electrical Distribution Equipment: Walklights, Streetlights, Building Supply and Systems	
<b>11. Main Campus Utility Maintenance</b>	<b>\$900,000</b>
Repair & Replacement of Heating & Cooling Systems (including Plants) for optimum education & research conditions	
<b>12. Main Campus Utility Maintenance – Weber Hall</b>	<b>\$300,000</b>
Replacement of 30+ year-old Hot Water System	
<b>13. Main Campus Utility Maintenance</b>	<b>\$300,000</b>
Replacement of 30+ year-old Condensate Lines from Dickens to Wilson Court to increase condensate return to boilers	
<b>14. Main Campus Utility Maintenance – Willard Hall</b>	<b>\$1,000,000</b>
Replacement of Ventilation System to meet Art Dept. Safety requirements, this is 3rd and final Phase	
<b>15. State Fire Codes - Salina</b>	<b>\$23,000</b>
Maintenance on Fire Code Related Issues	
<b>16. State Fire Codes – Vet Med</b>	<b>\$35,000</b>
Maintenance on Fire Code Related Issues	
<b>17. State Fire Codes – Main Campus</b>	<b>\$250,000</b>
Maintenance on Fire Code Related Issues	
<b>18. State Fire Codes – Main Campus</b>	<b>\$1,662,600</b>
Architectural & Engineering services for corrective actions to address major Building/Fire Code Violations	
<b>19. Stone Replacement and Tuck Pointing - Salina</b>	<b>\$15,000</b>
Stone Replacement & Tuck Pointing Maintenance issues	
<b>20. Power Plant Wall/Roof Intersection Stone Restoration</b>	<b>\$390,000</b>
Selective replacement of stone at upper wall due to failed roof and years of water penetration, a significant safety hazard to be completed in conjunction with roof replacement project	
<b>21. Stone Replacement and Tuck Pointing – Main Campus</b>	<b>\$73,850</b>
Maintenance Tuck Pointing & Caulking Repairs across Campus as needed	
<b>22. Classrooms - Salina</b>	<b>\$15,000</b>
Classroom Maintenance Improvements to enhance Learning Environments	
<b>23. Classrooms – Main Campus – Waters Hall</b>	<b>\$716,000</b>
Room 231 renovation to address HVAC, Seating, Lighting, Flooring, Ceiling & Technology	

24.	<b>Classrooms – Main Campus - Arts &amp; Science Department</b> Space renovations to enhance education & research environments	\$200,000
25.	<b>Hazardous Materials Abatement - Salina</b> Salina Campus hazardous materials abatement	\$10,000
26.	<b>Hazardous Materials Abatement – Main Campus</b> Asbestos, Lead Paint, CFC, Transformer & Switch Oil	\$100,000
27.	<b>Painting, Windows &amp; Doors – Salina</b> Campus Cyclic Painting of public spaces	\$40,000
28.	<b>Painting, Windows &amp; Doors – Vet Med</b> Campus Cyclic Painting of public spaces	\$70,000
29.	<b>Painting, Windows &amp; Doors – Main Campus</b> Campus Cyclic Painting of public spaces and maintenance/replacement of doors and windows	\$200,000
29.	<b>Floor Covering - Salina</b> Floor Covering Replacement to maintain the integrity of Campus	<u>\$25,000</u>

**Kansas State University Total      \$8,671,000**

**Wichita State University**

1.	<b>Campus Floor Covering Replacement</b> Replace deteriorated carpet and tile in campus buildings	\$ 150,000
2.	<b>Campus Sidewalk Repair</b> Replace uneven and cracked sidewalks throughout campus	\$150,000
3.	<b>Exterior/Interior Door Replacement</b> Replace deteriorated doors and outdated hardware in campus buildings	\$150,000
4.	<b>Exterior/Interior Lighting Upgrades</b> Replace outdated lighting fixtures: walk lights, street lights, and classroom Lights with new energy efficient fixtures	\$100,000
5.	<b>Upgrade Elevators Various Buildings</b> Replace outdated elevator controls and other components with new parts and equipment	\$150,000
6.	<b>Fire Alarm System Testing and Repair</b> Annual inspection and correction of found deficiencies as required by Kansas State Fire Marshal's Office	\$150,000
7.	<b>HVAC Replacement Fiske Hall</b> Replace existing HVAC system to meet applicable codes and the needs of building occupants	\$750,000

<b>8. Refurbish Restrooms in Various Campus Buildings</b>	<b>\$150,000</b>
Continue to upgrade campus restrooms with new finishes and fixtures	
<b>9. Refurbish Classrooms in Various Campus Buildings</b>	<b>\$250,000</b>
Upgrade campus classrooms with new lighting, finishes, seats, & floor coverings	
<b>10. Insulate Practice Room Walls DFAC</b>	<b>\$275,000</b>
Insulate interior side of exterior walls at practice rooms in Duerksen Fine Arts Center to eliminate moisture and mold problems caused by removal of room units during a recent HVAC upgrade project	
<b>11. DFAC HVAC System Modification</b>	<b>\$30,000</b>
Upgrade HVAC in area of Duerssen Fine Arts Center that was omitted from the recent building upgrade	
<b>12. Campus ADA Improvements</b>	<b>\$150,000</b>
Continue to improve campus accessibility throughout campus	
<b>13. Repair Morrison Clock Tower</b>	<b>\$200,000</b>
Investigate the cause of water infiltration at the Morrison Clock Tower, make necessary repairs at the roof and repair interior damage	
<b>14. Interior Room Signage</b>	<b>\$25,000</b>
Provide or replace existing signage to comply with ADAAG requirements and to assist with way-finding	
<b>15. Replace Expansion Tanks CEP</b>	<b>\$25,000</b>
Replace existing expansion tanks with new tanks at the Central Energy Plant	
<b>16. Electrical Upgrade Various Campus Buildings</b>	<b>\$75,000</b>
Replace electrical equipment that has reached the end of its useful life	
<b>17. Asbestos Abatement Various Campus Buildings</b>	<b>\$16,200</b>
Remove asbestos when encountered in buildings throughout campus	
<b>18. Waterproof Various Campus Buildings</b>	<b>\$150,000</b>
Make necessary repairs to various buildings on campus to prevent water intrusion	
<b>19. Roof Repairs Various Campus Buildings</b>	<b>\$150,000</b>
Continue repairs and improvements to roofs on campus buildings	
<b>20. Upgrade Interior Finishes Various Campus Buildings</b>	<b><u>\$88,000</u></b>
Miscellaneous repairs/replacement as needed	

**Wichita State University Total      \$ 3,184,200**

## Emporia State University

- |   |                  |
|---|------------------|
| <b>1. Repurpose Underutilized Classrooms into Learning Centers</b>  | <b>\$300,000</b> |
| Continue the repurposing existing public spaces and underutilized classrooms into learning centers (with energy efficient lighting, furniture, technology and accessibility improvements) for students at: Roosevelt Hall, Visser Hall and P.E. Building  |                  |
| <b>2. Update and Enhance Classrooms &amp; Teaching Laboratories</b>   | <b>\$350,000</b> |
| Continue the selected existing classrooms and teaching laboratories across the campus to update and enhance the esthetics, accessibility and technology in each room. This would include replacing floor, ceiling and wall finishes. Improve lighting, sound/projection systems. Replace casework, lab stations and furniture |                  |
| <b>3. Upgrade Fire Alarm Systems at Various Buildings</b>   | <b>\$100,000</b> |
| Continue the replacement of existing fire alarm systems at various buildings to comply with current life safety and accessibility codes   |                  |
| <b>4. Corridor Improvements at Various Campus Buildings</b>   | <b>\$75,000</b>  |
| Upgrade existing original corridors (floors, ceilings and walls) that are over 30 years old   |                  |
| <b>5. Demolition of Mobile Units 2, 4, 6 and 7</b>  | <b>\$100,000</b> |
| Demolish the four mobile units and the relocation of the existing offices, classrooms and labs into other facilities on campus  |                  |
| <b>6. Phase I - Utility Relocation</b>  | <b>\$475,000</b> |
| The first phase of the overhead utility relocation on the north and west side of campus. Phase I will relocate the overhead utility lines to underground services from the north end of campus to the north side of the Tennis Courts. This is part of the University Master Plan   |                  |
| <b>7. Masonry Repair – Bruekelman Science Hall</b>  | <b>\$50,000</b>  |
| Repair the existing brick face that is failing along a support steel lintel ledge around the building   |                  |
| <b>8. Fire Alarm Sytem and Device Inspection and Repairs</b>  | <b>\$34,000</b>  |
| Continue repairs and improvements to fire alarm systems and devices as indicated and/or required by the State Fire Marshal's annual inspection  |                  |
| <b>9. Replace Floor Covering - Various Buildings</b>  | <b>\$67,600</b>  |
| Continue repairs and improvements to existing floor coverings in need of replacement at various buildings across campus   |                  |
| <b>10. HVAC Repairs &amp; Replacements</b>  | <b>\$100,000</b> |
| Continue repairs and improvements on existing HVAC equipment at various buildings across campus   |                  |

- |     |   |                  |
|-----|---|------------------|
| 11. | <b>Sidewalk, Street and Exterior Improvements/Repairs</b>   | <u>\$100,000</u> |
|     | Continue repairs and improvements on exterior campus sidewalks, streets, signs and exterior elements to sustain accessibility for the disabled and improve wayfinding on campus |                  |

<b>Emporia State University Total</b>	<b>\$1,751,600</b>
---------------------------------------	--------------------

**Pittsburg State University**

- |    |  |                  |
|----|--|------------------|
| 1. | <b>Yates Hall Renovations Phase II</b>   | \$400,000        |
|    | New ceiling and lights in classrooms   |                  |
| 2. | <b>Axe Library Interior Renovation Phase I</b>   | \$750,000        |
|    | New finishes, ceiling, and lights, and reconfiguring to add group study areas and rooms  |                  |
| 3. | <b>Axe Library Reroof</b>  | \$490,200        |
|    | Remove and replace deteriorated built up roofing and insulation with new insulation and EPDM membrane                              |                  |
| 4. | <b>Hughes Restroom Renovations</b>   | \$100,000        |
|    | Renovate one set of restrooms including new fixtures, partitions and finishes  |                  |
| 5. | <b>Weede Restroom Renovations</b>  | \$200,000        |
|    | Renovate two sets of restrooms including new fixtures, partitions and finishes   |                  |
| 6. | <b>Campus Life Safety Systems Repairs and Maintenance</b>  | \$100,000        |
|    | Repair, replace, and/or upgrade fire alarm, fire suppression, emergency lighting components, and other life safety systems         |                  |
| 7. | <b>Sewer Repairs</b>   | <u>\$100,000</u> |
|    | Repair and/or replace storm and sanitary sewer lines as identified in the sewer study to prevent cross connection and infiltration |                  |

<b>Pittsburg State University Total</b>	<b>\$2,140,200</b>
---	--------------------

**Fort Hays State University**

- |    |   |          |
|----|---|----------|
| 1. | <b>Campus Sidewalk Replacements</b>   | \$30,200 |
|    | Replace deteriorated segments of sidewalk pavement throughout campus  |          |
| 2. | <b>HVAC Repairs/Replacement</b>   | \$30,000 |
|    | Repair or replace components of existing HVAC equipment located throughout the academic campus  |          |
| 3. | <b>Campus Asbestos Abatement</b>  | \$5,000  |
|    | Provides funding for removing small quantities of asbestos-containing materials found in plumbing chases, floor finishes, and mechanical spaces |          |



<b>4. Steam Generation &amp; Distribution Upgrades</b>	<b>\$5,000</b>
Replace valves and other components related to steam generation systems throughout campus	
<b>5. Life Safety Systems Repairs and Maintenance</b>	<b>\$15,000</b>
Repair, replace and test fire alarm, fire suppression and emergency lighting components	
<b>6. Street Repairs</b>	<b>\$70,000</b>
Replace portions of deteriorated concrete street paving that are 50+ years-old	
<b>7. Campus Carpet Replacement</b>	<b>\$73,000</b>
Replace worn carpeting at classrooms and offices throughout the campus	
<b>8. Cunningham Hall Expansion Joint Repairs</b>	<b>\$125,000</b>
Remove and replace roof expansion joint assembly around Natatorium walls and south gym walls	
<b>9. Campus Door Hardware Improvements</b>	<b>\$500,000</b>
Replace existing entrance door hardware with new electronic access locks and associated hardware	
<b>10. Cunningham/Gross Coliseum Exterior Stair Replacement</b>	<b>\$55,000</b>
Remove and replace deteriorating concrete stairs near Gate 1	
<b>11. Campus Exterior Lighting Improvements – Phase II</b>	<b>\$500,000</b>
Replace aging metal halide pedestrian fixtures and high pressure sodium street lighting with new energy-efficient LED luminaires and aluminum poles	
<b>12. Cunningham Hall Sanitary Sewer Improvements-North Zone</b>	<b>\$250,000</b>
Remove and replace deteriorated sanitary sewer lines at north quadrant of Cunningham Hall. This is a multi-phase project	
<b>13. Malloy Hall Ceiling and Light Replacement</b>	<b>\$230,000</b>
Replace existing acoustical tile and ceiling assemblies with new lay-in tile and grid and new LED light fixtures	
<b>14. Stair Rails at Gross Coliseum</b>	<b>\$50,000</b>
Install new, segmented handrails to upper level seating which adjoins aisles	
<b>15. Entrance Door Replacement at Cunningham Hall/Gross Coliseum</b>	<b>\$160,000</b>
Replace existing steel entrance frames, doors and glazing with new aluminum entrance frames, doors and thermal glazing	
<b>16. Replace Concrete Paving at Martin Allen Plaza</b>	<b><u>\$100,000</u></b>
Remove and replace deteriorated concrete paving at plaza located between Martin Allen, Rarick and Picken Halls	

**Fort Hays State University Total      \$2,198,200**

## SUMMARY

	<u>Allocation</u>
The University of Kansas	\$7,792,300
The University of Kansas Medical Center	3,262,500
Kansas State University	8,671,000
Wichita State University	3,184,200
Emporia State University	1,751,600
Pittsburg State University	2,140,200
Fort Hays State University	<u>2,198,200</u>
SYSTEMWIDE TOTAL	\$29,000,000