

**Joint Committee on State Building Construction**  
**The University of Kansas – Lawrence, Kansas**  
**FY 2017 Capital Improvements Request**  
**October 20, 2015**

## **Capital Improvement Project Status Update**

**Earth, Energy and Environment Center (EEEC) - Lindley Hall Addition \$78,500,000** - The University of Kansas has identified as two of its strategic initiative the themes "Sustaining the Planet, Powering the World" and "Harnessing Information, Multiplying Knowledge". At KU, interdisciplinary groups are engaged in key collaborative research and education linked to these initiatives. Researchers from KU's department of Geology are working with the faculty in the departments of Geography, Ecology and Evolutionary Biology, Civil and Environmental Engineering, and Chemical and Petroleum Engineering. In addition, many of these researchers are active members or work closely with key research centers including the Kansas Geological Survey, Tertiary Oil Recovery Project, the Center for Remote Sensing of Ice Sheets, and Kansas Biological Survey.

As one of the initial phases of the Science Master Plan, the South Addition provides space for programs that links many projects associated with energy and environment research. The South Addition expansion on the Lindley Hall site is for oil and gas resources programs including teaching and research space. The North Addition also includes water resources which will link the Geology, Petroleum Engineering, Physics and other programs with research initiatives with industry partners.

Construction started summer 2015 and is projected to complete fall 2017.



Earth Energy & Environment Center - Rendering

**Engineering Expansion Phase II –\$80,635,000** – The Building on Excellence Initiative focused on engineering programs at WSU, KSU and KU. The University wants to extend our thanks to the Legislature for the funding support of the Engineering program expansion. This project was originally approved for FY 2012. There are several components to the project, razing of Burt Hall, construction of the High Bay portion of LEEP2 project in the West District (west campus) and the Learned Engineering addition. High Bay was completed Fall 2014 and main facility was completed June 2015.



Learned Engineering Expansion Phase 2



LEEP2 – High Bay

**McCollum Residence Hall Replacement - \$47,800,000** –The project consists of two smaller dorms of approximately 350 beds each. The new name is Self/Oswald Halls. The project completed on time and within budget. Demolition of McCollum Hall will take place November 25, 2015. The implosion is scheduled for 9:00 a.m. Final cleanup of the rubble is expected by March 2016.



Self/Oswald - East Side

**School of Business – \$70,540,000** - The KU School of Business is transforming how business students are educated in the 21st century. To compete in a global market for students, faculty and staff, the School of Business leverages their mission and vision to serve the citizens of Kansas, as well as state and regional industries. The School of Business will be a key component of expanding and enhanced academic programs at the University of Kansas. This vision will be supported by the state-of-the-art facilities embodied in this new building, aligning physical resources to support the goals of the University of Kansas and the School of Business.

The new facility will consist of 166,436 SF of classrooms and offices for undergraduate and graduate programs. The new facility will be designed to be a very sustainable and efficient building, with inspiring, flexible spaces that can grow and change with the program. The project is scheduled to complete in April 2016. The project was funded by private gifts.



School of Business Under Construction – Picture from the southwest

**Corbin Hall Renovation - \$14,500,000** - Corbin Hall was constructed in two phases, with the original building completed in 1923 and a north addition completed in 1951. It currently has 149 rooms, including a mix of single, double, and triple rooms, and has traditionally housed only women. The Student Housing administrative offices are located in the lowest level, and will remain as-is and in use while the rest of the building is being renovated. This project will include renovation of all student rooms, restrooms, and public spaces, but it is anticipated that interior walls will remain in-place. Outdated mechanical and electrical systems will be updated. Proposed funding is Housing dollars and Revenue Bonds. The 2015 Legislature approved \$14,500,000 in bonding authority for this project. The design work will begin in FY 2017 with construction in FY 2018.

## FY 2017 Capital Improvements Request

**Summerfield Hall – Partial Remodel for Film and Media Studies - \$3,700,000** - The Film and Media Studies program is currently housed in a building off-campus that no longer meets their needs and is in poor condition. Space will be available in Summerfield Hall when the new School of Business building is occupied, providing space for Film and Media Studies to relocate to the main campus, thereby allowing them the opportunity to share many more campus amenities and much improved access for faculty and students. The project includes construction of a single sound stage with cyclorama and light grid, control room, green rooms, dressing rooms, support spaces for equipment, shop, stock rooms, and associated offices and labs for various professors and other educational support. In FY 2016 we received approval on the project for \$600,000 for initial design and in FY 2017 \$3,100,000 for construction and miscellaneous. The project is funded by private gift and university funds.

**Grace Pearson Scholarship Hall Repair and Renovation - \$1,500,000** - Grace Pearson is a three-story brick building opened in fall 1955 as a women's hall, but in fall 1960 it became a men's hall which now houses 48 men in four-person suites. Student Housing is undertaking an extensive renovation with the work anticipated to include replacement of building mechanical systems and steam heating; air conditioning /cooling air handlers; potable water; building electrical systems which also includes lighting and fire alarm systems. Replacement of building plumbing systems, renovation of bathroom and shower areas; and upgrades to finishes are included. The renovation also includes the kitchen and related equipment, cabinets and counters and upgrades to the dining and recreation areas. Stair and corridor improvements include ceiling and carpet replacement and painting throughout. Proposed funding is Housing dollars.

**Miller Scholarship Hall Renovation - \$2,000,000** - Student Housing is undertaking an extensive renovation of Miller Hall anticipated to include replacement of building mechanical systems and steam heating; air conditioning /cooling air handlers; potable water; building electrical systems which also includes lighting and fire alarm systems. Replacement of building plumbing systems, renovation of bathroom and shower areas; and upgrades to finishes, partitions, sinks, countertops and toilet fixtures are included. The renovation also includes the kitchen and related equipment, cabinets and counters and improvements in the dining and recreation areas. The stair and corridor areas include ceiling and carpet replacement and painting throughout. Proposed funding is Housing and private gifts.

**Watkins Scholarship Hall Renovation - \$2,050,000** - Student Housing is undertaking an extensive renovation of Watkins Hall anticipated to include replacement of building mechanical systems and steam heating; air conditioning /cooling air handlers; potable water; building electrical systems which also includes lighting and fire alarm systems. Replacement of building plumbing systems, renovation of bathroom and shower areas; and upgrades to finishes, partitions, sinks, countertops and toilet fixtures are included. The renovation also includes the kitchen and related equipment, cabinets and counters and improvements in the dining and recreation areas. The improvements to stairs and corridors include ceiling and carpet replacement and painting throughout. Proposed funding is Housing and private gifts.

**Battenfeld Hall Renovation- \$1,830,000** - Student Housing is undertaking a renovation of Battenfeld Hall with the work anticipated to include replacement of building mechanical systems and steam heating; air conditioning /cooling air handlers; potable water; building electrical systems, lighting and fire alarm systems. Replacement of building plumbing systems, renovation of bathroom and shower areas and

upgrades to finishes are included. The renovation also includes the kitchen and related equipment, cabinets and counters and improvements in the dining and recreation areas. Partial interior renovation includes new wall and floor finishes. Proposed funding is Housing dollars.

**Jayhawker Tower B Renovation - \$10,165,000** - Jayhawker Towers B was built in 1968 and consists of 77,480 gsf. The apartment building will receive general improvements to the individual rooms to provide modern amenities, and overall mechanical and electrical improvements. The facility will be brought up to current life safety codes. This will be the third of four towers to be renovated. Proposed funding is Housing dollars and Revenue Bonds.

**Jayhawker Tower C Renovation - \$10,065,000** - All four of the buildings comprising Jayhawker Towers were built in 1968. Building C includes apartments and shared circulation totaling 77,480 gsf. The entire facility will receive interior finish and mechanical and electrical improvements to provide the modern amenities the students expect consistent with contemporary standards. The overall building will meet current life safety and energy efficiency requirements. This will be the fourth of four towers to be renovated. Proposed funding is Housing dollars and Revenue Bonds.

**Parking Repair and Improvement Projects - \$1,650,000** - The Parking Department at the University of Kansas continues to develop and maintain parking lots on the Lawrence campus. Projects include resurfacing and in some cases reconfiguring parking lots. All costs for the projects are funded through the Parking revenue. This work will address the parking lots which are determined to be the most deteriorated and the highest priority at that time, and may include the following locations: Lots 1, 34, 50, 52, 61 62, 72, 117, 221 and 300. FY 2017, 2018 and 2019 will involve the reconstruction of Memorial Drive parking lots #36 and #39. The parking lot projects are parking fee funded.

## Advise Joint Committee on Other Capital Improvement Projects

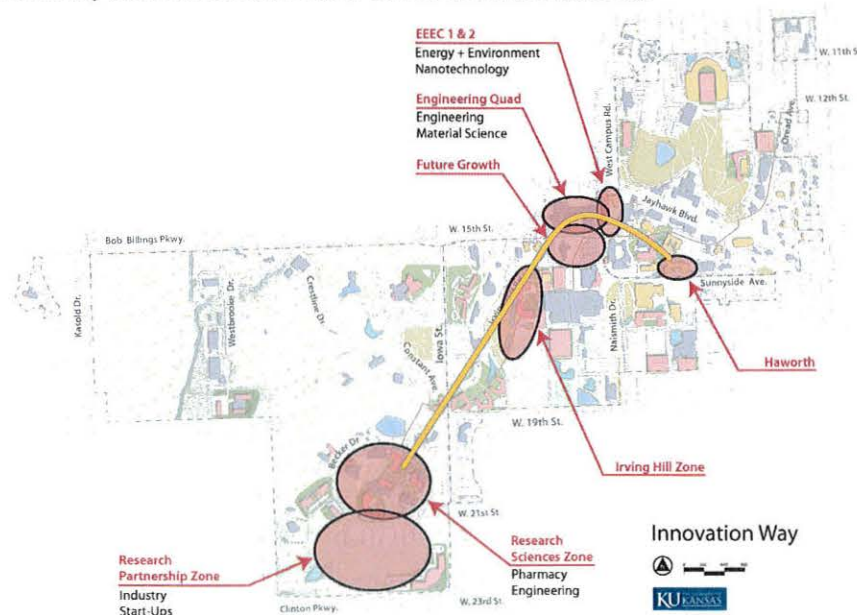
**Simons Bioscience Facility Addition - \$14,000,000** - The Simons Bioscience Lab facility completed in 1996 was originally designed to support an expansion of lab, office and support space to be used primarily for the School of Pharmacy Department of Pharmaceutical Chemistry. Program changes related to replacement of retiring distinguished faculty, new opportunities and an expanded program focusing on world health and vaccine development are occurring. A minimum of 17,500 additional gross square feet in a multi-story addition to support at least four research groups is proposed. The need to reconfigure the lab support spaces, loading and access to central utility services on the west end of the existing building is also included. Funding will come from the KU Center for Research and private gifts.

**Life Science Research Lab Phase 1 Expansion- \$6,600,000** - This project will provide additional space adjacent to LSRL Building B/C in a proposed Building E to accommodate new foundation professor hires and the related research ventures. The expansion will provide high quality research labs designed for maximum flexibility. Funding will come from the KU Center for Research and private gifts.

## Update Joint Committee on Central District Development

### KU Master Plan and Innovation Way

KU's master plan is unique because it is a living plan, to be revisited in the future and adjusted as needed, rather than repeating the planning process. The result is a plan that physically embodies KU's **Bold Aspirations** strategic plan through three broad physical concepts — Student Success, Campus Life; Academic Communities; and Sustainable Land Use & Growth Patterns.



Master Plan of Innovation Way

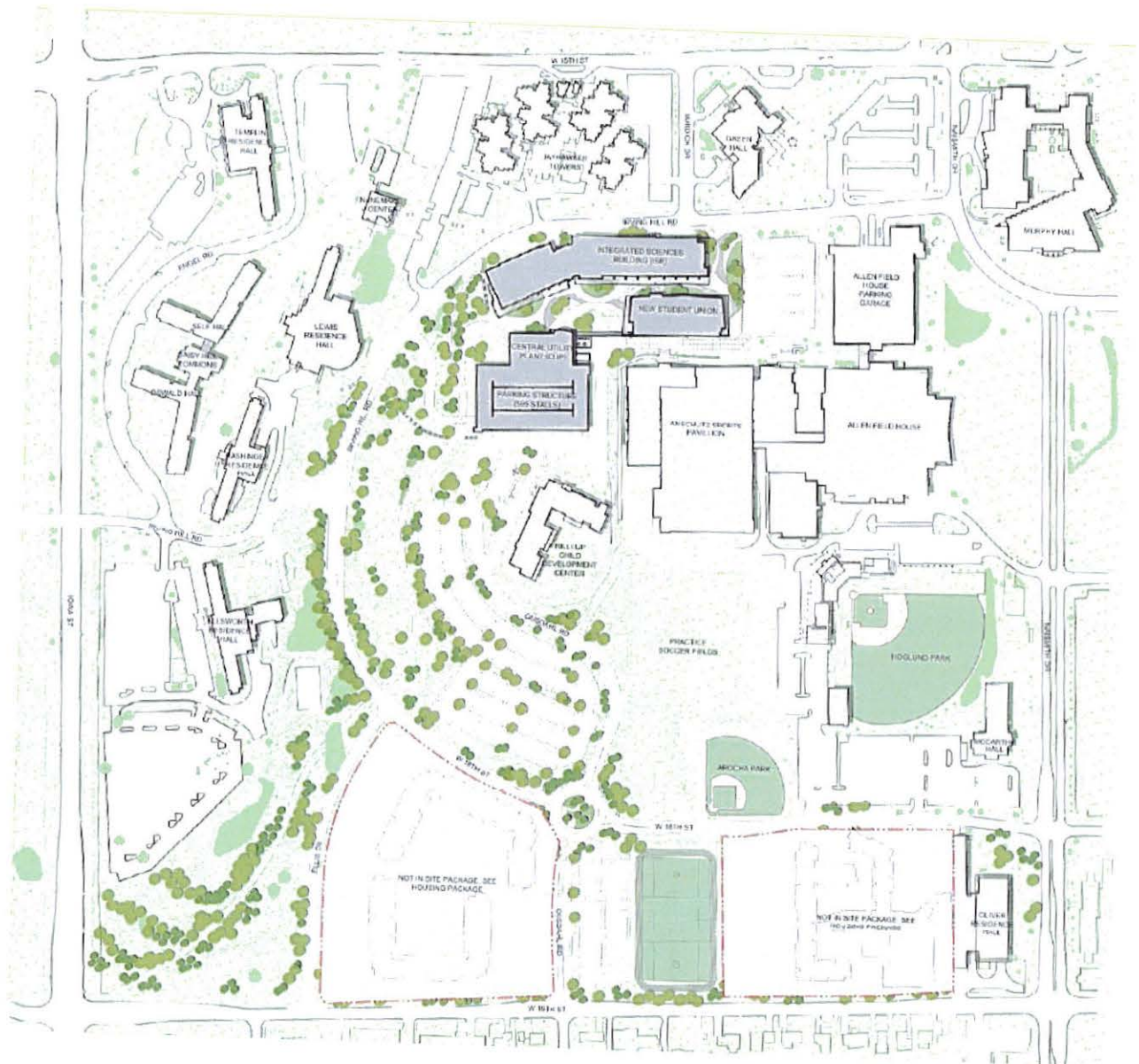
Innovation Way will replace science facilities built to specifications that did not anticipate computers or the highly sophisticated lab equipment necessary to develop tomorrow's vaccines, cure and prevent infectious diseases, or enable energy storage. New labs and active teaching spaces will prepare a much-needed workforce for Kansas biotech and provide basic courses for our Engineering and Pharmacy schools. The new facilities will partially replace Malott Hall, which are seriously out-of-date. The existing facility does not allow for air quality, temperature control and many other factors necessary for modern science study and research. This investment will allow for advanced research, including nanotechnology, and will transform and modernize the way science is taught at the university.

Last year we reported that to address the large number of capital needs at KU, one of the approaches we considered was a public-private partnership, which would provide an alternative financing opportunity to build necessary infrastructure on campus. We also reported that the integrated sciences building(s) are examples of necessary infrastructure that can be built through a public-private partnership.

The general structure of this approach is to lease the ground upon which the facilities will be built to a University-affiliated nonprofit corporation, which will act as the borrower for the project. Pursuant to an agreement between the University, the nonprofit, and a developer, the developer will design, construct, and potentially operate and maintain the new needed facilities and infrastructure. At the time we presented this to the Joint Committee last year, we identified several facilities and infrastructure components that were being considered for a public-private partnership. The development approach evolved to be one package which became known as the "Central District Development".

Last year we reported that we expected the process to begin with a Request for Qualifications later that fall, 2014. The RFQ was released in the spring of 2015 and we received 14 proposals, which we narrowed down to three. The evaluation process took into consideration how much of the desired scope we could achieve within the available funding, risk, financing, design, construction, and operations and maintenance. The three finalists submitted their proposals in the summer 2015. The internal development and review process has included working groups from 2014 to present, such as a steering committee, internal stakeholders, legal, finance, programming/planning, housing, parking and infrastructure. We have provided external briefings to KBOR staff (Aug 2015), KBOR Fiscal Affairs and Audit Committee (May 2014, May 2015 & October 2015) and the Joint Committee on State Building Construction (September 2014).

The project will include classrooms, class labs and research labs in the Integrated Science Building (ISB), reconstructed Burge Union, central district power plant, residence hall, apartments, parking, improvements to the existing power plant and associated infrastructure. These improvements will provide redundant electrical, water and power plant capacity for primarily the Central and North Districts (main campus). The annual lease will be funded from a combination of non-state fund sources, including Housing fees, Parking fees, Union proceeds, tuition/fees, and University funds.



Central District Development Plan

## Project Timeline

Strategic Planning – Launched Fall of 2010  
Bold Aspirations/Changing for Excellence – 2012 to Current

Science & Campus Master Planning – 2012 to 2014

RFQ – 14 Proposals, Spring 2015

RFP – 3 Proposals, Summer 2015

P3 Partner Selected – July 2015

### Internal Process:

Working Groups: 2014 to Current

- Stakeholders / Legal
- Finance
- Programming / Site Planning
- Housing
- Parking & Infrastructure

Steering Committee / Executive Committee – 2014 to Current

### External Briefings:

KBOR and KS Legislature JCSBC – 2014 to Current

### Next Steps:

KBOR Update – October 2015

KS Legislature JCSBC Update – Oct 2015

### Project Schedule:

Housing / Infrastructure Complete – Summer 2017

Science Facilities / Infrastructure Complete – Summer 2018

## University of Kansas | Central District P3 Project:

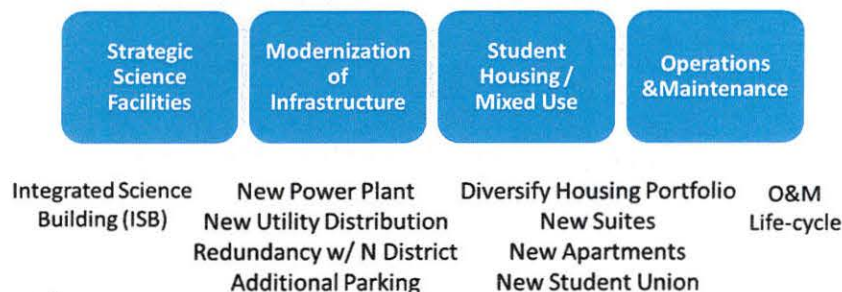
### Highlights:

Integrated Science Facilities that connect the natural, physical, and life sciences with engineering and pharmacy

Mixed-Use Gateway that combines housing, student parking, student union / retail

Related Infrastructure improvements that will allow the campus to expand both academic and research programs, as well as student focused amenities

### Project Scope:



### Project Components:

- P-3 Project Development
- Annual Lease/Sub-lease Structure with Not for Profit
- Term – 32 to 40 years. The University will retain ownership throughout the term.




P3 Partners: Developer – Edgemoor Infrastructure & Development  
Contractor – Clark Constr. / McCown Gordon\* / US Engineering\*  
Architect – Perkins&Will / MOMENTA\* / Treanor\*  
Engineers – PEC\* / AEI / Confluence \*  
O & M – Johnson Controls \*

(\* Local Firms. Additional local subcontractors will be engaged throughout the Project's development.)

Estimated Local Economic Impact: Provides over 6,000 jobs; every \$1 spent generates incrementally \$2.47 economic value

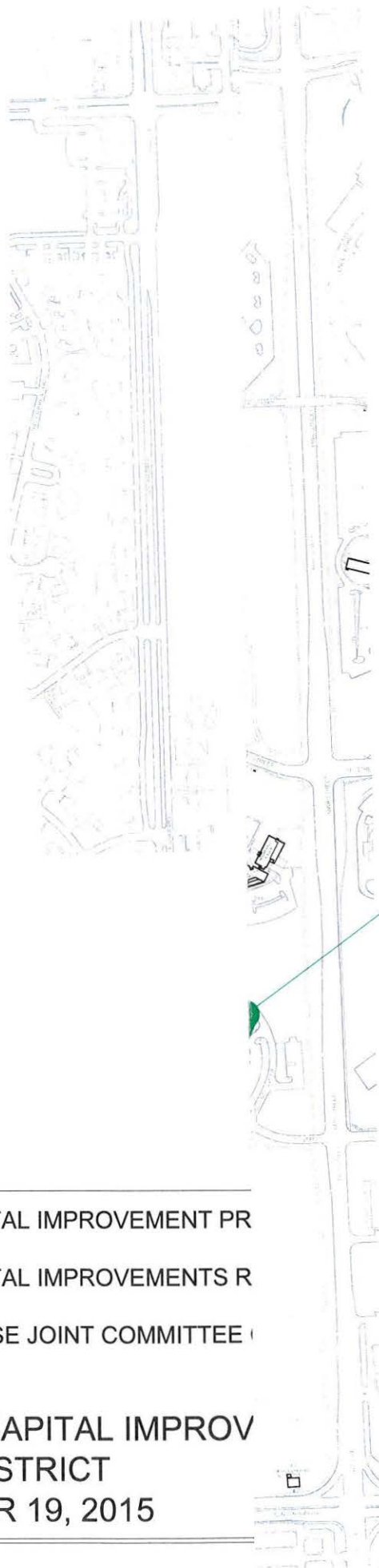


# LEGEND

-  CAPITAL IMPROVEMENT PR
-  CAPITAL IMPROVEMENTS R
-  ADVISE JOINT COMMITTEE

FY2017 CAPITAL IMPROV  
WEST DISTRICT  
OCTOBER 19, 2015

SCALE: NTS



Simons Bioscience Facility Addition