

Joint Committee on State Building Construction The University of Kansas – Lawrence, Kansas FY 2018 Capital Improvements Request October 4, 2016

Capital Improvement Project Status Update



Ritchie & Slawson Halls (EEEC) * Lawrence Campus, North District

Project Cost: \$78,500,000; Area: 137,000 GSF; Completion: November 2017.

Facility Type: Academic/Office/Research. Features: The Earth Energy & Environment Center (EEEC) is composed of two new donor-supported buildings, connected by overhead pedestrian bridges to each other, as well as to Lindley and Learned Halls. Active learning classrooms and auditorium, research labs for geology and tertiary oil recovery, sample storage areas, and an outreach conference center for over 300 attendees. This is one of the facilities identified in the master plan's "Innovation Way". The south building was structurally "topped out" in September 2016 and the north building will structurally top out in October 2016.



Capitol Federal Hall (School of Business) * Lawrence Campus, Central District

Project Cost: \$70,540,000. Area: 162,000 GSF. Completed: April 2016.

Facility Type: Academic/Office/Research. Features: This innovative building is the largest privately-supported academic building built in the State of Kansas, led by a \$20M gift from the Capitol Federal Foundation. A four-story atrium anchors the center of the building, with classrooms, financial labs and the Centers for Research in the north wing, and with the Dean's suite, student advising, career services and offices located in the south wing. A 350-seat auditorium also serves as an earth-bermed storm shelter, and a variety of 30, 45 and 60-seat classrooms that are arranged in a variety of configurations. A 32' wide, \$1.3M video wall is featured on the south wall of the atrium, facing a student-operated coffee bar strategically located at the base of the central stair and at the hub of activity.



Spencer Museum of Art Remodel, Phase 1 * Lawrence Campus, North District

Project Cost: \$6,900,000. Area: 30,390 SF-remodel. Completion: September 2016.

Facility Type: Fine Arts/Museum. Features: Partial renovation and first phase of improvements to the Spencer Museum of Art, master-planned by internationally renowned Pei Cobb Freed Architects. Phase I includes a new glass-enclosed main entrance and lobby space, a new elevator, study center and open stair to improve circulation to the renovated galleries. New floors, ceilings and LED lighting enhance the aesthetics and viewing experience of visitors. A large full-height window was introduced in the west wall, opposite the main entrance, opening the building interior to expansive views of historic Marvin Grove and flooding the interior with natural light. The project is complete and will officially reopen October 13, 2016.



DeBruce Center (Rules of Basket Ball) * Lawrence Campus, Central District

Project Cost: \$18,000,000. Area: 32,000 GSF-new; 14,000 SF-remodel. Completed: April 2016.

Facility Type: Athletics/Museum/Dining. Features: This striking new space houses the original thirteen "Rules of Basket Ball" document, handwritten by Dr. James Naismith on two pieces of paper in 1891, inventing the quintessential American sport, while also providing exhibit space illustrating the history of basketball and KU's unique and key role in the history of the game and its coaching, as well as a 200-seat public dining area, training table space for student athletes and kitchen/serving spaces. This extremely challenging project had to strike a delicate aesthetic balance between historic and innovative concerns, since it connects to KU's iconic Allen Fieldhouse and serves multiple competing interests.



North Addition



Original Building

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 the majority of the interior walls will remain in-place. The architects were able to increase total bed count from 296 to 314 beds. 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 project was approved for Construction Management at Risk and the Guaranteed Maximum Price is scheduled to be finalized by mid-December 2016. Construction will start in May 2017 and completion is scheduled for June 2018.

FY 2018 Capital Improvements Request

District Chilled Water Plant - \$10,100,000 – In the campus master plan it calls for developing district or zoned chilled water plants. The campus currently has five chilled water plants. The project will develop a district chilled water (CHW) plant near Chalmers Hall and Anschutz Library to provide a reliable, energy efficient source of chilled water to serve multiple buildings in the north district. The configuration of chiller equipment in the CHW will provide redundant capacity by appropriately sizing chiller installations to provide primary and back-up capacity for a significant portion of the peak load cooling for multiple buildings. Buildings that will be served by this plant is Lindley, Marvin, Chalmers, Budig Halls and Anschutz Library. Earth Energy and Environment Center is being designed to contribute to the chilling capacity of the plant. The project will require multiple years of EBF and restricted fee funding to implement the project.

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.

Dyche Hall Partial Renovation and Exterior Work - \$3,700,000 - Dyche Hall original construction was complete in 1903 as a museum and collection facility and today this facility supports outreach, research and instructional programs for the Biodiversity Institute. This project addresses a series of detailed investigations and studies of the deteriorated condition of the exterior envelope and mechanical systems that are contributing to a poor quality of interior environment. The work will include a partial exterior and roof restoration for areas of the original construction of the facility which is one of the architecturally significant buildings on the Lawrence campus and is listed on the National Register. The project will be funded with multiple years of EBF and Center for Research funding.

Battenfeld Hall Renovation- \$1,830,000 - Student Housing is undertaking a series of improvements to the scholarship halls. The renovation of Battenfeld Hall will 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.

Grace Pearson Scholarship Hall Repair and Renovation - \$1,800,000 - Grace Pearson is a three-story brick building opened in fall 1955 as a women's scholarship hall, but is currently a men's hall which houses 48 men in four-person suites. Student Housing is undertaking an extensive renovation including replacement of building mechanical systems and steam heating, air conditioning /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.

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. The timing of the construction is being delayed a year to better coordinate with the Central District Project apartments.

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. The timing of the construction is being delayed a year to better coordinate with the Central District Project apartments.

**KANSAS BOARD OF REGENTS INSTITUTIONS
FY 2018 CAPITAL IMPROVEMENT REQUESTS AND FIVE-YEAR PLANS**

27-6

FIVE-YEAR CAPITAL BUDGET PLAN - DA 418A																
DIVISION OF THE BUDGET																
STATE OF KANSAS																
AGENCY NAME: THE UNIVERSITY OF KANSAS																
July 1, 2016																
PROJECT TITLE	ESTIMATED PROJECT COST	PRIOR YEARS		CURRENT YEAR		FY 2018		FY 2019		FY 2020		FY 2021		FY 2022		SUBSEQUENT YEARS
		COST	FUNDS	COST	FUNDS	COST	FUNDS	COST	FUNDS	COST	FUNDS	COST	FUNDS	COST	FUNDS	
Watkins Scholarship Hall Renovation	2,050,000	120,000	HF,PG	1,930,000	HF,PG											
School of Business - New Building	70,540,000	\$ 69,040,000	PG	\$ 1,500,000	PG											
Subtotal - Other Funds	\$ 324,905,000	\$ 79,780,000		\$ 65,785,000		\$ 70,575,000		\$ 19,965,000		\$ 14,515,000		\$ 1,800,000		\$ 27,485,000		\$ 45,000,000
TOTAL	\$ 388,505,000	\$ 79,780,000		\$ 65,785,000		\$ 72,875,000		\$ 23,965,000		\$ 23,615,000		\$ 30,800,000		\$ 38,485,000		\$ 53,200,000
FUNDING SOURCES:																
AA - Athletic Association		HF - Housing Funds		PG - Private Gifts		RF - Restricted Fees		SGF - State General Fund		UF - University Funds						
EBF - Educational Building Fund		IMP - Infrastructure Maintenance Program		RB - Revenue Bonds		SB - State Bonds		T - Tuition		UI - University Interest						
F - Federal		PF - Parking Fees		RI - Research Institute		SF - Student Fees		U - Union								

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27-7

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District Chilled Water Plant	10,100,000					2,300,000	EBF, RF	4,000,000	EBF, RF	3,800,000	EBF, RF					
Bailey Hall HVAC Upgrades	4,700,000									300,000	EBF	4,000,000	EBF, RF	400,000	EBF	
Haworth Hall Renovation	40,000,000									5,000,000	PG	25,000,000	SGF	10,000,000	RI	
Chalmers Hall HVAC Upgrades	8,800,000													600,000	EBF, RF	8,200,000
Subtotal - State Funds	\$ 63,600,000	\$ -		\$ -		\$ 2,300,000		\$ 4,000,000		\$ 9,100,000		\$ 29,000,000		\$ 11,000,000		\$ 8,200,000
Jayhawk Tower B Renovation	10,165,000			600,000	HF			9,565,000	HF, RB							
Jayhawk Tower C Renovation	10,065,000			400,000	HF					9,665,000	HF, RB					
Oliver Hall Renovation	23,785,000									3,100,000	HF, RB			20,685,000	HF, RB	
Memorial Stadium Renovations	50,000,000													5,000,000	PG	45,000,000
Parking Improvements	13,300,000	3,000,000	PF	1,600,000	PF	1,650,000	PF	1,700,000	PF	1,750,000	PF	1,800,000	PF	1,800,000	PF	
Previously reviewed projects:																
Earth, Energy and Environment Center	82,000,000	4,000,000	PG	41,200,000	RB, UF, PG	36,800,000	PG, RB									
Simons Bioscience Facility Addition	14,000,000	2,500,000	PG, RI	11,500,000	PG, RI											
Dyche Hall Partial Renovation & Exterior Work	3,700,000	300,000	EBF	1,300,000	EBF	2,100,000	RI									
Summerfield Hall Partial Remodel for Film and Media Studies	3,700,000	600,000	T	1,275,000	T	1,825,000	RF, PG									
Life Science Research Lab Phase 1 Expansion	6,600,000			100,000	RI	1,000,000	PG, RI	5,500,000	PG, RI							
Battenfeld Hall Renovation	2,200,000			100,000	HF	900,000	HF	1,200,000	HF							
Corbin Hall Renovation	14,500,000			1,200,000	HF, RB	12,300,000	HF, RB	1,000,000	HF, RB							
Grace Pearson Scholarship Hall Repair and Renovation	1,800,000	100,000	HF			1,700,000	HF									
Miller Scholarship Hall Renovation	2,000,000	120,000	HF, PG	1,880,000	HF, PG											

