MINUTES

JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION

October 21, 2009
Room 143-N—Statehouse

Members Present

Representative Jo Ann Pottorff, Chairperson
Senator Jay Emler
Senator Marci Francisco
Senator Laura Kelly
Representative Steve Brunk
Representative Bill Feuerborn
Representative Bob Grant

Members Absent

Senator Pat Apple
Senator Dwayne Umbarger
Representative Jason Watkins

Staff

Audrey Dunkel, Kansas Legislative Research Department
Jonathan Tang, Kansas Legislative Research Department
Jim Wilson, Office of the Revisor of Statutes
Jill Wolters, Office of the Revisor of Statutes
Matt Sterling, Office of the Revisor of Statutes
Gary Deeter, Committee Secretary

Conferees

Richard Gaito, Deputy Director, Division of Facilities Management, Kansas Department of Administration
Paul Stewart, Director of Facilities Planning, Pittsburg State University
Mike Barnett, Vice President, Administration and Finance, Fort Hays State University
John Gist, Director of Facilities Planning, Wichita State University
Ray Hauke, Vice President, Administration and Fiscal Affairs, Emporia State University
Abe Fattaey, Director of Facilities Planning, Kansas State University

Jim Modig, Director of Design and Construction Management, University of Kansas
Ed Phillips, Vice Chancellor of Administration, University of Kansas Medical Center

Other Attending

See attached sheet.

Richard Gaito, Deputy Director, Division of Facilities Management, Kansas Department of Administration, reviewed two proposed leases, the first co-locating three agencies (Kansas Department of Social and Rehabilitation Services [SRS], Office of the State Bank Commissioner, and Kansas Department of Labor) in Salina to the current SRS location (Attachment 1). He said that the five-year lease includes all taxes, insurance, and utilities; the location meets space standards except for Labor, which requires additional space for hearing rooms. The cost is divided as follows: SRS, $10.85 per square foot (psf); Labor, $10.50 psf; and the Bank Commissioner, $10.00 psf; the lease is within the market range for Salina.

Mr. Gaito noted that henceforth an energy audit will be included with all lease proposals. He outlined the features of each audit, explaining that a federal Environmental Protection Agency online Energy Star audit is provided free to agencies and bidders; it requires about two hours to complete. The audit provides the following information: site energy use, energy intensity compared with national standards, greenhouse gas emissions, energy costs, and an energy performance rating. A member suggested regional benchmarks rather than national ones, since Kansas' energy rates tend to be lower than national averages. Mr. Gaito replied that such comparison might be included later, since rules and regulations are still being formulated from the requirements of 2009 HB 2369. Mr. Gaito, responding to another question, said that the three agencies will share some common facilities: rest rooms, a conference room, and perhaps some office equipment.

A motion was made, seconded, and unanimously passed to approve the lease (Motion, Representative Grant; second, Representative Brunk).

The second lease proposal, also a co-location, combines the Securities Commissioner of Kansas and the Kansas Department of Credit Unions in the Mills Building in Topeka (Attachment 2). Receiving seven proposals for the Securities Commissioner and five proposals for the Credit Unions, Mr. Gaito said the proposed full-service lease for five years is the lowest total cost ($9.50 psf). He noted that the lease is below market range for the Capitol Complex; the Energy Star rating of 85 is above the national standard of 75. Members complimented Mr. Gaito on obtaining the lease at less cost; he replied that economic conditions have caused lease proposals to be lower.

Senator Emler made a motion, seconded by Senator Francisco, to approve the lease. The motion passed.

The minutes for June 4 and August 19 were corrected to show that Senator Emler attended both meetings. *The corrected minutes for June 4 and August 19 and the minutes for September 16-17 were approved (Motion, Senator Emler; second, Representative Feuerborn).*

Paul Stewart, Director of Facilities Planning, Pittsburg State University, outlined for the Committee the university's deferred maintenance projects, capital improvement activities, and future projects (Attachment 3). Deferred maintenance includes renovation of McCray Hall, Porter Hall, and steam line replacement. He commented that bond revenues provide for parking maintenance and

expansion, renovation of the Student Health Center, Bowen Hall, and new student housing. Future projects include a Diesel and Heavy Equipment Building for the Kansas Technical College, a performing arts building, and a conference center for the College of Business. A member complimented Mr. Stewart on the deferred maintenance program. Mr. Stewart replied to questions, saying that student housing has been over capacity for at least five years, requiring a waiting list; that enrollment continues to climb, topping 7,000 students this year; and that the campus includes 400 contiguous acres plus another 200 acres.

Mike Barnett, Vice President, Administration and Finance, Fort Hays State University, presented the university's capital improvements plans for FY 2011 (Attachment 4). The plans include deferred maintenance for:

- Picken Hall improvements, $3.8 million;
- Campus electrical improvements, $3.3 million;
- Street improvements, $661,000;
- Campus exterior graphics, $60,000; and
- McMindes restroom upgrades and parking lot improvements, $2.4 million.

Mr. Barnett included a request to raze Agnew Hall and to build 180 beds of cluster housing (Attachment 5). He explained that private-investor funding will allow the university to lease the property to the investor, who ultimately (in 17-18 years) will donate the property and buildings back to the university. Responding to a question, he said the investor expects an 8% return.

Mr. Barnett provided further details regarding the McMindes Hall improvements (Attachment 6), explaining that the project will be completed in two phases during summer recesses.

John Gist, Director of Facilities Planning, Wichita State University, presented the university's five-year capital improvements plan (Attachment 7). Commenting on the deferred maintenance projects, he listed, among others, replacement of the heating, air conditioning, and ventilation (HVAC) systems and ancillary renovation for the Duerksen Fine Arts Center ($9.8 million), for the Engineering Building ($1.2 million), and for the Grace Wilkie Hall ($1.9 million). He said that the Duerksen Building is being done in three phases, with ARRA (American Reinvestment and Recovery Act) dollars providing funding for the first two phases, giving the university time to accumulate funds for the final phase. He observed that the lowest bid for the Engineering Building was $951,000.

Mr. Gist noted the completed projects and commented on new projects, which include:

- The Ninnescah Biological Research Facility, a new building on 330 acres of land donated to the university in 1983. The National Science Foundation and private gifts will fund the project.

- Eck Stadium improvements, including new synthetic turf and an indoor practice facility, all funded from private gifts.

- The Advanced Education in General Dentistry Clinic, a post-doctoral dentistry program which began August 2009; the building is projected to cost $6.4 million and will be funded with private gifts.

Members discussed recent legislation that required the Kansas Board of Regents, when listing new building projects, to identify funding to maintain the buildings. Mr. Gist commented that the research facility is being built on foundation property and will be owned and maintained by the

foundation. He noted that the dentistry clinic is raising funds to maintain the building. Members recommended that the standard DA-418b form be expanded to provide information regarding maintenance of buildings.

Ray Hauke, Vice President, Administration and Fiscal Affairs, Emporia State University, outlined the university's deferred maintenance program and future projects (Attachment 8). He provided details regarding deferred maintenance on:

- The William Allen White Library ($2.6 million);
- Utility tunnel repairs ($936,000);
- Roosevelt Hall ($1.3 million); and
- Other repair and restoration projects totaling $2.9 million.

He noted that project costs have been lower than expected, offsetting the losses incurred by lower-than-expected interest receipts; he replied to a question that ARRA funds did not replace SGF (State General Fund) monies.

Mr. Hauke expressed gratitude for legislative support (HB 2237 in 2007) in the amount of $48.4 million ($7.3 million for FY 2010) for deferred maintenance; he said that the university is requesting another $4.9 million in FY 2011 to address further maintenance needs. He stated that renovation of the Memorial Union, authorized by the 2009 legislature, is estimated to cost $25 million, which will be financed by revenue bonds and private gifts; it will be repaid through student fees. He further stated that other future projects will include parking lot improvements, relocation of the Stormont Facility, an addition to the William Allen White Library, and remodeling the Morse Residential Complex. Answering a question, he replied that lighting improvements and HVAC upgrades will produce some utility savings; he noted that going to four 10-hour days during the summer will bring about further utility savings.

Afternoon Session

Abe Fattaey, Director of Facilities Planning, Kansas State University (KSU), commented on two capital improvement projects and updated the Committee on previously approved projects (Attachment 9). He said KSU will exercise an option to purchase the Aeronautical Center in Salina, saving the state $213,000 in lease payments. Regarding parking lot improvements at the Salina facility, he said legislative authorization is required. He reviewed the status of previously approved projects:

- Razing or renovating the Jardine apartments to provide mixed-use housing, the $102 million in revenue bonds to be repaid with housing revenues;

- Enhancing the Chester E. Peters Student Recreation Center ($24 million), the cost to be repaid with student fees;

- Building an Equine Education Center ($15 million) with private funds;

- Providing a site for the Leadership Studies Program, the cost ($11.4 million) being met with private donations;

- Building a Sheep and Meat Goat Center, the cost ($1.5 million) being funded by private gifts and user fees;

- Building a Large Animal Holding Facility to accommodate Veterinary Medicine programs, the cost of $11.8 million funded from private gifts and user fees;

- Remodeling the Veterinary Medical Teaching Hospital Surgery Suite, the cost ($2.3 million) to be paid by hospital revenues;

- Improving Kramer and Derby Dining Facilities, using funds from housing income to meet the $35 million cost;

- Replacing the Child Care Center, the cost of $5 million financed from revenue bonds and repaid with user fees; and

- Relocating certain facilities from the 48.4-acre National Bio- and Agro-Defense Facility, the $21.6 million project being paid from Kansas Bio-Science Authority (KBA) funds.

A member requested further information regarding how hospital revenue funds are currently being used and what fees are currently being levied for animals brought in for treatment.

Jim Modig, Director of Design and Construction Management, University of Kansas (KU), presented information regarding the university's FY 2011 capital improvements requests and deferred maintenance activity (Attachment 10). He referenced three completed capital improvement projects:

- Utility tunnel upgrades (pre-cast tunnel sections saved $1 million);
- Allen Fieldhouse improvements; and
- Wesco Hall improvements, done in three phases.

Regarding deferred maintenance, Mr. Modig said that the KU campus includes 1,000 acres, more than 150 buildings averaging 45 years in age, and a maintenance backlog of $226 million.

Mr. Modig listed the following current capital-improvement projects:

- The Pharmacy Teaching and Administration Building, $50.7 million;

- A scaled-down KU Cancer Center Project, Phase One, $64 million, with funding being sought through the Kansas Bio-Science Authority;

- Parking improvements, $800,000;

- Gertrude Sellards Pearson Renovation, $14.8 million, with funding from the Kansas Development Finance Authority (KDFA) to be repaid from housing revenues;

- Jayhawk Towers Renovation, Phase Two, $7.8 million, with revenue bonds being issued by the KDFA to be repaid from housing revenues;

- The Structural Biology Center Expansion, Phase Five, $6 million, the funding being met by the ARRA through a National Institute of Health grant; and

- The Memorial Stadium Addition – Gridiron Club, $34 million, funded entirely from private gifts through the KU Endowment Association.

Ed Phillips, Vice Chancellor of Administration, University of Kansas Medical Center (KUMC), provided capital-improvement information. He said the KU Hospital sees 400,000 patients per year; parking for patients and staff has been complicated, and the proposed project addresses the parking needs through one central parking building, which will be built beginning late 2009 by the KU Hospital Authority at a cost of $85 million. He also commented on the new Pharmacy School building in Wichita, which will be completed within a year.

Mr. Phillips said $92 million was allocated for deferred maintenance. He outlined projects under way using those funds:

- On the Wichita campus, the Applegate Energy Center is replacing obsolete equipment.

- The Briedenthal Building is being renovated, the $5 million project being funded by the Kansas Department of Commerce and the KBA.

- Wahl Hall is being renovated to provide up-to-date laboratory space, a $34 million project funded by the KBA, enabling the KUMC to re-direct $8 million in deferred maintenance funds. The renovation will be included in the application to the National Cancer Institute to gain a Cancer Center designation for KUMC.

- Use of ARRA monies will further reduce the draw on deferred-maintenance funds.

- The Johnson County Research and Education Triangle is cooperating in a new research facility in Fairway, Kansas, the facility being donated by the Hall Family Foundation. The $22 million project will expand space for clinical trials.

Mr. Phillips briefly referenced a new cancer research center and the need for improving parking areas, both of which projects await funding.

Senator Emler commented on K.S.A. 76-790, the statute that requires the Kansas Board of Regents to provide funding for maintenance costs when private funds are used to make capital improvements (Attachment 11). Representative Brunk encouraged the Committee to initiate action to alleviate the crowded facilities of Troop F in Wichita (Kansas Highway Patrol). Senator Emler suggested that Troop F might look into co-locating with other agencies in the Wichita area.

The meeting was adjourned at 2:00 p.m. The next meeting is scheduled for November 18, 2009, at the Capitol.

Prepared by Gary Deeter
Edited by Audrey Dunkel and Jonathan Tang

Approved by the Committee on:

November 18, 2009
(Date)

JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION

GUEST LIST

DATE: October 21 2009

NAME	REPRESENTING
Marilyn Jacobson	~~DO~~ Adm.
Linda Thomas	DofA
Tim Wershan	KDOL
Bobby Kosmala	SRS
Richard Gatto	DofA
Lynn Hammes	KSC
RICHARD YADON	KDCU
John P. Smith	KDCU
Tom Thull	OSBC
Steve Wasson	KSC
~~ERIC KING~~	~~KSBOR~~
Eric Stafford	AGC of KS
JOHN GIST	WSU
GARY BRICHACEK	WSU
Andy Schlapp	WSU
Victoria White	Pitt State
MARK RUNGE	ESU
PAUL STEWART	PSU
Jim Modig	KU-DCM

JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION

GUEST LIST

DATE: October 21 2009 Page Two

NAME	REPRESENTING
Ed Ricci	KSU
~~ABE~~ FATTAEY	KS U FACILITIES PLANN.
Don Rah	KU MEDICAL CENTER
Ed Phillips	KUMC
WARREN CORMAN	KU
David Rowe	KUMC

Lease Comparison Sheet
SR[illegible] & OSBC - Salina Co-Location
Octol

	A	B	C	D	E	F	G	H	I
	GENERAL INFORMATION	**CURRENT LEASE**	**PROPOSED LEASE**	**CURRENT LEASE**	**PROPOSED LEASE**	**CURRENT LEASE**	**PROPOSED LEASE**	**Other State Leases**	
1	State Agency	SRS	SRS	Labor	Labor	Bank Commissioner	Bank Commissioner	KDHE	Kansas Department of Revenue
2	Address	901 Westchester Dr.	901 Westchester Dr.	119 W Iron	901 Westchester Dr.	2013 E Iron	901 Westchester Dr.	2501 Market Place	2910 Arnold
3	City Location (market)	Salina	Salina	Salina	Salina	Salina	Salina	Salina	Salina
4	Building Name or Location (Landlord)	Westchester LLC	Westchester LLC	Farid Afani Ruzik	Westchester, LLC	T.J.M., Inc.	Westchester, LLC	Pools Plus	Salina Aviation National Guard
5	Lease Space (sq. ft.) Office Sq. Ft.	33,110	27,884	4,000	3,357	816	1,096	7,900	1,400
6	Storage Sq. Ft.			0	0	150	0		0
7	Total Sq. Ft.	33,110	27,884	4,000	3,357	966	1,096	7,900	1,400
8	Full Time Equivalency (FTE) employees/workstations	93	112	4	4	6	6	33	4
9	Lease Begin Date	11/1/1993	7/1/2010	12/1/2004	7/1/2010	7/1/2007	7/1/2010	7/1/2004	10/1/2005
10	Lease End Date	6/30/2010	6/30/2025	6/30/10	6/30/2015	6/30/10	6/30/2015	6/30/2010	indefinete
11	Years of Lease	16.45	15	2	5	3	5	6	indefinete
12	Space Standards Check (sq. ft. per FTE/workstation)	356	249	1000	839	136	183	239	350
	LEASE COSTS - provided by 1st Party Landlord within the lease	Annual Cost per Sq. Ft.							
13	Base Lease Cost (annual per sq. ft.)	$9.50	$10.85	$5.84	$10.00	$13.68	$10.50	$11.00	$11.25
	Base Lease Average Cost		$11.92						
15	Storage								
16	Real Estate Taxes	in base w/ stop	inc. in base	inc. in bae	inc. in base	inc. in bae	inc. in base	inc. in base	inc. in base
17	Insurance	in base w/ stop	inc. in base	inc. in bae	inc. in base	inc. in bae	inc. in base	inc. in base	inc. in base
18	Major Maintenance	in base w/ stop	inc. in base	inc. in bae	inc. in base	inc. in bae	inc. in base	inc. in base	inc. in base
19	Utilities - total								
20	Electricity	not included	not included	inc. in bae	inc. in base	inc. in bae	inc. in base	inc. in base	inc. in base
21	Gas	not included	not included	inc. in bae	inc. in base	inc. in bae	inc. in base	inc. in base	inc. in base
22	Water/Sewer/etc.	not included	not included	inc. in bae	inc. in base	inc. in bae	inc. in base	inc. in base	inc. in base
23	Trash Pickup/Removal	not included	not included	inc. in bae	inc. in base	inc. in bae	inc. in base	inc. in base	inc. in base
24	Custodial/Janitorial	not included	not included	not included	inc. in base	inc. in bae	inc. in base	inc. in base	inc. in base
25	Pest Control	not included	not included	inc. in bae	inc. in base	inc. in bae	inc. in base	inc. in base	inc. in base
26	Grounds Maintenance (inc. snow removal)	inc. in base	not included	inc. in bae	inc. in base	inc. in bae	inc. in base	inc. in base	inc. in base
27	Common Area	not included	n/a	inc. in bae	inc. in base	inc. in bae	inc. in base	inc. in base	inc. in base
28	Other Services - Bldg Operating Expense Stops	n/a	n/a	inc. in bae	n/a	inc. in bae	n/a	n/a	n/a
29	Parking	inc. in base	inc. in base	inc. in bae	inc. in base	inc. in bae	inc. in base	inc. in base	inc. in base
30	No. of Parking Spaces included	179	179	8	9	8	9	55	open lot
31	**SUBTOTAL - Lease Costs w/o Additional Services**	**$9.50**	**$10.85**	**$5.84**	**$10.00**	**$13.68**	**$10.50**	**$11.00**	**$8.00**
	Additional Services								
32	n/a								
33	**SUBTOTAL - Additional Services**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
	OTHER BUILDING OCCUPANCY COSTS - funded by State Agency separate from the lease								
34	Building Operating Cost (not included in base rent)	$0.86							
35	Utilities - total (estimated)								
36	Electricity	$0.74	$0.74						
37	Gas	$0.10	$0.10						
38	Water/Sewer/etc.	$0.09	$0.09						
39	Trash Pickup/Removal	$0.07	$0.07						
40	Custodial/Janitorial	$0.63	$0.63	$2.20					
41	Pest Control	$0.01	$0.01						
42	Grounds Maintenance (inc. snow removal)	0.04	$0.04		$0.01		$0.01		
43	Parking								
44	No. of Parking Spaces included								
45	Other Services - Security								
46	**Total Other Bldg Optg Costs (not included in lease)**	**$2.53**	**$1.68**	**$2.20**	**$0.01**	**$0.00**	**$0.01**	**$0.00**	**$0.00**
	IMPROVEMENTS								
47	Improvements - lump sum payment	$0.11		$13,000.00					
48	**Subtotal - Improvements**	**$0.11**	**$0.00**	**$1.63**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
49	**Annual Cost per Sq. Ft. (estimated)**	**$12.56**	**$12.53**	**$9.67**	**$10.01**	**$13.68**	**$10.51**	**$11.00**	**$8.00**
50	**Annual Cost (estimated)**	**$415,862**	**$349,387**	**$38,662**	**$33,604**	**$11,163**	**$11,519**	**$86,900**	**$11,200**
51	**Total Cost of Lease (estimated)**	**$6,840,923**	**$5,687,632**	**$77,324**	**$168,018**	**$33,489**	**$57,595**	**$521,400**	

Joint Committee on State Building Construction
10/21/09 Attachment 1

OMB No. 2060-0347

STATEMENT OF ENERGY PERFORMANCE
SRS Salina

Building ID: 1846816
For 12-month Period Ending: November 30, 2008[1]
Date SEP becomes ineligible: N/A

Date SEP Generated: September 08, 2009

Facility
SRS Salina
901 Westchester
Salina, KS 67401

Facility Owner
N/A

Primary Contact for this Facility
N/A

Year Built: 1993
Gross Floor Area (ft²): 33,110

Energy Performance Rating[2] (1-100) 93

Site Energy Use Summary[3]	
Electricity - Grid Purchase(kBtu)	1,096,401
Natural Gas (kBtu)[4]	326,419
Total Energy (kBtu)	1,422,820

Energy Intensity[5]	
Site (kBtu/ft²/yr)	43
Source (kBtu/ft²/yr)	121

Emissions (based on site energy use)	
Greenhouse Gas Emissions ($MtCO_2e$/year)	305

Electric Distribution Utility
Westar Energy, Inc.

National Average Comparison	
National Average Site EUI	86
National Average Source EUI	241
% Difference from National Average Source EUI	-50%
Building Type	Office

Stamp of Certifying Professional

Based on the conditions observed at the time of my visit to this building, I certify that the information contained within this statement is accurate.

Certifying Professional
N/A

Meets Industry Standards[6] **for Indoor Environmental Conditions:**	
Ventilation for Acceptable Indoor Air Quality	**N/A**
Acceptable Thermal Environmental Conditions	**N/A**
Adequate Illumination	**N/A**

Notes:
1. Application for the ENERGY STAR must be submitted to EPA within 4 months of the Period Ending date. Award of the ENERGY STAR is not final until approval is received from EPA.
2. The EPA Energy Performance Rating is based on total source energy. A rating of 75 is the minimum to be eligible for the ENERGY STAR.
3. Values represent energy consumption, annualized to a 12-month period.
4. Natural Gas values in units of volume (e.g. cubic feet) are converted to kBtu with adjustments made for elevation based on Facility zip code.
5. Values represent energy intensity, annualized to a 12-month period.
6. Based on Meeting ASHRAE Standard 62 for ventilation for acceptable indoor air quality, ASHRAE Standard 55 for thermal comfort, and IESNA Lighting Handbook for lighting quality.

ENERGY STAR® Data Checklist for Commercial Buildings

In order for a building to qualify for the ENERGY STAR, a Professional Engineer (PE) must validate the accuracy of the data underlying the building's energy performance rating. This checklist is designed to provide an at-a-glance summary of a property's physical and operating characteristics, as well as its total energy consumption, to assist the PE in double-checking the information that the building owner or operator has entered into Portfolio Manager.

Please complete and sign this checklist and include it with the stamped, signed Statement of Energy Performance.
NOTE: You must check each box to indicate that each value is correct, OR include a note.

CRITERION	VALUE AS ENTERED IN PORTFOLIO MANAGER	VERIFICATION QUESTIONS	NOTES	
Building Name	SRS Salina	Is this the official building name to be displayed in the ENERGY STAR Registry of Labeled Buildings?		☐
Type	Office	Is this an accurate description of the space in question?		☐
Location	901 Westchester, Salina, KS 67401	Is this address accurate and complete? Correct weather normalization requires an accurate zip code.		☐
Single Structure	Single Facility	Does this SEP represent a single structure? SEPs cannot be submitted for multiple-building campuses (with the exception of acute care or children's hospitals) nor can they be submitted as representing only a portion of a building		☐
SRS Salina (Office)				
CRITERION	**VALUE AS ENTERED IN PORTFOLIO MANAGER**	**VERIFICATION QUESTIONS**	**NOTES**	
Gross Floor Area	33,110 Sq. Ft.	Does this square footage include all supporting functions such as kitchens and break rooms used by staff, storage areas, administrative areas, elevators, stairwells, atria, vent shafts, etc. Also note that existing atriums should only include the base floor area that it occupies. Interstitial (plenum) space between floors should not be included in the total. Finally gross floor area is not the same as leasable space. Leasable space is a subset of gross floor area.		☐
Weekly operating hours	50 Hours	Is this the total number of hours per week that the Office space is 75% occupied? This number should exclude hours when the facility is occupied only by maintenance, security, or other support personnel. For facilities with a schedule that varies during the year, "operating hours/week" refers to the total weekly hours for the schedule most often followed.		☐
Workers on Main Shift	122	Is this the number of employees present during the main shift? Note this is not the total number of employees or visitors who are in a building during an entire 24 hour period. For example, if there are two daily 8 hour shifts of 100 workers each, the Workers on Main Shift value is 100. The normal worker density ranges between 0.3 and 10 workers per 1000 square feet (92.8 square meters)		☐
Number of PCs	125	Is this the number of personal computers in the Office?		☐
Percent Cooled	50% or more	Is this the percentage of the total floor space within the facility that is served by mechanical cooling equipment?		☐
Percent Heated	50% or more	Is this the percentage of the total floor space within the facility that is served by mechanical heating equipment?		☐

ENERGY STAR® Data Checklist for Commercial Buildings

Energy Consumption

Power Generation Plant or Distribution Utility: Westar Energy, Inc.

Fuel Type: Electricity

Meter: WESTAR Electric (kWh (thousand Watt-hours))
Space(s): Entire Facility
Generation Method: Grid Purchase

Start Date	End Date	Energy Use (kWh (thousand Watt-hours))
10/11/2008	11/10/2008	23,760.00
09/11/2008	10/10/2008	31,560.00
08/11/2008	09/10/2008	34,960.00
07/11/2008	08/10/2008	33,560.00
06/11/2008	07/10/2008	35,760.00
05/11/2008	06/10/2008	30,440.00
04/11/2008	05/10/2008	25,400.00
03/11/2008	04/10/2008	22,360.00
02/11/2008	03/10/2008	21,720.00
01/11/2008	02/10/2008	20,480.00
12/11/2007	01/10/2008	19,120.00
WESTAR Electric Consumption (kWh (thousand Watt-hours))		**299,120.00**
WESTAR Electric Consumption (kBtu (thousand Btu))		**1,020,597.44**
Total Electricity (Grid Purchase) Consumption (kBtu (thousand Btu))		**1,020,597.44**
Is this the total Electricity (Grid Purchase) consumption at this building including all Electricity meters?		☐

Fuel Type: Natural Gas

Meter: Kansas Gas Service (kcf (thousand cubic feet))
Space(s): Entire Facility

Start Date	End Date	Energy Use (kcf (thousand cubic feet))
10/12/2008	11/11/2008	13.10
09/12/2008	10/11/2008	10.20
08/12/2008	09/11/2008	9.50
07/12/2008	08/11/2008	0.20
06/12/2008	07/11/2008	0.20
05/12/2008	06/11/2008	0.40
04/12/2008	05/11/2008	7.70
03/12/2008	04/11/2008	17.80
02/12/2008	03/11/2008	54.00
01/12/2008	02/11/2008	82.90
12/12/2007	01/11/2008	99.20

sas Gas Service Consumption (kcf (thousand cubic feet))	295.20
Kansas Gas Service Consumption (kBtu (thousand Btu))	303,760.80
Total Natural Gas Consumption (kBtu (thousand Btu))	303,760.80
Is this the total Natural Gas consumption at this building including all Natural Gas meters?	☐

Additional Fuels	
Do the fuel consumption totals shown above represent the total energy use of this building? Please confirm there are no additional fuels (district energy, generator fuel oil) used in this facility.	☐

On-Site Solar and Wind Energy	
Do the fuel consumption totals shown above include all on-site solar and/or wind power located at your facility? Please confirm that no on-site solar or wind installations have been omitted from this list. All on-site systems must be reported.	☐

Certifying Professional

(When applying for the ENERGY STAR, the Certifying Professional must be the same as the PE that signed and stamped the SEP.)

Name: _____ Date: _____

Signature: _____

Signature is required when applying for the ENERGY STAR.

FOR YOUR RECORDS ONLY. DO NOT SUBMIT TO EPA.

Please keep this Facility Summary for your own records; do not submit it to EPA. Only the Statement of Energy Performance (SEP), Data Checklist and Letter of Agreement need to be submitted to EPA when applying for the ENERGY STAR.

Facility
SRS Salina
901 Westchester
Salina, KS 67401

Facility Owner
N/A

Primary Contact for this Facility
N/A

General Information

SRS Salina	
Gross Floor Area Excluding Parking: (ft²)	33,110
Year Built	1993
For 12-month Evaluation Period Ending Date:	November 30, 2008

Facility Space Use Summary

SRS Salina	
Space Type	Office
Gross Floor Area(ft²)	33,110
Weekly operating hours	50
Workers on Main Shift	122
Number of PCs	125
Percent Cooled	50% or more
Percent Heated	50% or more

Energy Performance Comparison

	Evaluation Periods		Comparisons		
Performance Metrics	**Current** (Ending Date: 11/30/2008)	**Baseline** (Ending Date: 11/30/2008)	**Rating of 75**	**Target**	**National Average**
Energy Performance Rating	93	93	75	N/A	50
Energy Intensity					
Site (kBtu/ft²)	43	43	63	N/A	86
Source (kBtu/ft²)	121	121	178	N/A	241
Energy Cost					
$/year	$ 10,159.73	$ 10,159.73	$ 14,954.69	N/A	$ 20,220.16
$/ft²/year	$ 0.31	$ 0.31	$ 0.46	N/A	$ 0.62
Greenhouse Gas Emissions					
$MtCO_2e$/year	305	305	449	N/A	607
$kgCO_2e$/ft²/year	9	9	13	N/A	18

More than 50% of your building is defined as Office. Please note that your rating accounts for all of the spaces listed. The National Average column presents energy performance data your building would have if your building had an average rating of 50.

Notes:
o - This attribute is optional.
d - A default value has been supplied by Portfolio Manager.

Statement of Energy Performance

2008

SRS Salina
901 Westchester
Salina, KS 67401

Portfolio Manager Building ID: 1846816

The energy use of this building has been measured and compared to other similar buildings using the Environmental Protection Agency's (EPA's) Energy Performance Scale of 1–100, with 1 being the least energy efficient and 100 the most energy efficient. For more information, visit energystar.gov/benchmark.

This building's score

1	50	100
Least Efficient	Average	Most Efficient

This building uses 121 kBtu per square foot per year.*

*Based on source energy intensity for the 12 month period ending November 2008

Buildings with a score of 75 or higher may qualify for EPA's ENERGY STAR.

I certify that the information contained within this statement is accurate and in accordance with U.S. Environmental Protection Agency's measurement standards, found at energystar.gov

Date of certification

Date Generated: 09/08/2009

1-7

Lease Comparison Sheet
Se[illegible]s Commission
Octob[illegible]009

	A	B	C	D	E	F	G
	GENERAL INFORMATION	**CURRENT LEASE**	**PROPOSED LEASE**	**CURRENT LEASE**	**PROPOSED LEASE**	**Comparison State Leases**	
1	State Agency	Securities Commission	Securities Commission	Credit Union	Credit Union	Kansas State Gaming Commission	Governmental Ethics
2	Address	618 S Kansas	109 S Kansas	400 S Kansas Ave.	109 S Kansas	420 SE 6th	109 SW 9th St.
3	City Location (market)	Topeka	Topeka	Topeka	Topeka	Topeka	Topeka
4	Building Name or Location (Landlord)	Gray Horse Farms, LLC	Mills LLC	AHLIC Building	Mills LLC	Jefferson Street Hotel Partners, LLC	Mills Building LLC
5	Lease Space (sq. ft.) Office Sq. Ft.	9,019	7,765	2,166	2,350	6,525	2,869
6	Storage Sq. Ft.						300
7	Total Sq. Ft.	9,019	7,765	2,166	2,350	6,525	3,169
8	Full Time Equivalency (FTE) employees/workstations	24	30	9	9	30	10
9	Lease Begin Date	7/1/2005	7/1/2010	11/1/2008	7/1/2010	12/1/2007	7/1/2009
10	Lease End Date	6/3/10	6/30/2015	6/30/2010	6/30/2015	11/30/2010	6/30/2014
11	Years of Lease	5	5	1.66	5	3	5
12	Space Standards Check (sq. ft. per FTE/workstation)	376	259	241	261	218	287
	LEASE COSTS - provided by 1st Party Landlord within the lease						
13	Base Lease Cost (annual per sq. ft.)	$12.00	$9.50	$11.10	$9.50	$10.99	$11.50
14	Storage						$0.26
15	Real Estate Taxes	inc. in base	inc. in base	inc. in base	inc. in base	inc. in base	inc. in base
16	Insurance	inc. in base	inc. in base	inc. in base	inc. in base	inc. in base	inc. in base
17	Major Maintenance	inc. in base	inc. in base	inc. in base	inc. in base	inc. in base	inc. in base
18	Utilities - total						inc. in base
19	Electricity	inc. in base	inc. in base	inc. in base	Inc. in base	inc. in base	inc. in base
20	Gas	inc. in base	inc. in base	inc. in base	inc.in base	inc. in base	inc. in base
21	Water/Sewer/etc.	inc. in base	inc. in base	inc. in base	Inc. in base	inc. in base	inc. in base
22	Trash Pickup/Removal	inc. in base	inc. in base	inc. in base	inc. in base	inc. in base	inc. in base
23	Custodial/Janitorial	not included	inc. in base	inc. in base	Inc. in base	inc. in base	inc. in base
24	Pest Control	inc. in base	inc. in base	inc. in base	Inc. in base	inc. in base	inc. in base
25	Grounds Maintenance (inc. snow removal)	inc. in base	inc. in base	inc. in base	inc. in base	inc. in base	inc. in base
26	Common Area	inc. in base	inc. in base	inc. in base	Inc. in base	inc. in base	inc. in base
27	Other Services - Bldg Operating Expense Stops	n/a	n/a	n/a	n/a	n/a	n/a
28	Parking	not included	inc. in base	inc. in base	Inc. in base	inc. in base	not included
29	No. of Parking Spaces included	12	29	6	7	34	n/a
30	**SUBTOTAL - Lease Costs w/o Additional Services**	**$12.00**	**$9.50**	**$11.10**	**$9.50**	**$10.99**	**$11.76**
	Additional Services						
31	n/a						
32	**SUBTOTAL - Additional Services**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
	OTHER BUILDING OCCUPANCY COSTS - funded by State Agency separate from the lease						
33	Building Operating Cost (not included in base rent)						
34	Utilities - total (estimated)						
35	Electricity						
36	Gas						
37	Water/Sewer/etc.						
38	Trash Pickup/Removal						
39	Custodial/Janitorial	$0.75					
40	Pest Control						
41	Grounds Maintenance (inc. snow removal)						
42	Parking	$1.37					
43	No. of Parking Spaces included	12					
44	Other Services - Security	$0.11					
45	**Total Other Bldg Optg Costs (not included in lease)**	**$2.22**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
46	**Improvements**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
47	**Annual Cost per Sq. Ft. (estimated)**	**$14.22**	**$9.50**	**$11.10**	**$9.50**	**$10.99**	**$11.76**
48	**Annual Cost (estimated)**	**$128,288**	**$73,768**	**$24,043**	**$22,325**	**$71,710**	**$37,267**
49	**Total Cost of Lease (estimated)**	**$641,441**	**$368,838**	**$39,911**	**$111,625**	**$215,129**	**$186,337**

Joint Committee on State Building Construction
10/21/09
Attachment 2

OMB No. 2060-0347

STATEMENT OF ENERGY PERFORMANCE
The Mills Building

Building ID: 1856481
For 12-month Period Ending: June 30, 2009[1]
Date SEP becomes ineligible: N/A

Date SEP Generated: September 23, 2009

Facility	**Facility Owner**	**Primary Contact for this Facility**
The Mills Building 109 SW 9th Street Topeka, KS 66612	Albion Pacific Property Resources, LLC 1548 S. Hedgepath Avene Hacienda Heights, CA 91745	Patrick Finan 119 NW Van Buren Topeka, KS 66603

Year Built: 1911
Gross Floor Area (ft²): 115,000

Energy Performance Rating[2] (1-100) 85

Site Energy Use Summary[3]	
Electricity - Grid Purchase(kBtu)	4,944,053
Natural Gas (kBtu)[4]	2,793,543
Total Energy (kBtu)	7,737,596

Energy Intensity[5]	
Site (kBtu/ft²/yr)	67
Source (kBtu/ft²/yr)	169

Emissions (based on site energy use)	
Greenhouse Gas Emissions ($MtCO_2e$/year)	1,444

Electric Distribution Utility
Westar Energy, Inc.

National Average Comparison	
National Average Site EUI	108
National Average Source EUI	271
% Difference from National Average Source EUI	-38%
Building Type	Office

Stamp of Certifying Professional

Based on the conditions observed at the time of my visit to this building, I certify that the information contained within this statement is accurate.

Certifying Professional
N/A

Meets Industry Standards[6] for Indoor Environmental Conditions:	
Ventilation for Acceptable Indoor Air Quality	N/A
Acceptable Thermal Environmental Conditions	N/A
Adequate Illumination	N/A

Notes:
1. Application for the ENERGY STAR must be submitted to EPA within 4 months of the Period Ending date. Award of the ENERGY STAR is not final until approval is received from EPA.
2. The EPA Energy Performance Rating is based on total source energy. A rating of 75 is the minimum to be eligible for the ENERGY STAR.
3. Values represent energy consumption, annualized to a 12-month period.
4. Natural Gas values in units of volume (e.g. cubic feet) are converted to kBtu with adjustments made for elevation based on Facility zip code.
5. Values represent energy intensity, annualized to a 12-month period.
6. Based on Meeting ASHRAE Standard 62 for ventilation for acceptable indoor air quality, ASHRAE Standard 55 for thermal comfort, and IESNA Lighting Handbook for lighting quality.

2-2

ENERGY STAR® Data Checklist for Commercial Buildings

In order for a building to qualify for the ENERGY STAR, a Professional Engineer (PE) must validate the accuracy of the data underlying the building's energy performance rating. This checklist is designed to provide an at-a-glance summary of a property's physical and operating characteristics, as well as its total energy consumption, to assist the PE in double-checking the information that the building owner or operator has entered into Portfolio Manager.

Please complete and sign this checklist and include it with the stamped, signed Statement of Energy Performance.
NOTE: You must check each box to indicate that each value is correct, OR include a note.

CRITERION	VALUE AS ENTERED IN PORTFOLIO MANAGER	VERIFICATION QUESTIONS	NOTES	
Building Name	The Mills Building	Is this the official building name to be displayed in the ENERGY STAR Registry of Labeled Buildings?		☐
Type	Office	Is this an accurate description of the space in question?		☐
Location	109 SW 9th Street, Topeka, KS 66612	Is this address accurate and complete? Correct weather normalization requires an accurate zip code.		☐
Single Structure	Single Facility	Does this SEP represent a single structure? SEPs cannot be submitted for multiple-building campuses (with the exception of acute care or children's hospitals) nor can they be submitted as representing only a portion of a building		☐
State of Kansas (Office)				
CRITERION	**VALUE AS ENTERED IN PORTFOLIO MANAGER**	**VERIFICATION QUESTIONS**	**NOTES**	
Gross Floor Area	115,000 Sq. Ft.	Does this square footage include all supporting functions such as kitchens and break rooms used by staff, storage areas, administrative areas, elevators, stairwells, atria, vent shafts, etc. Also note that existing atriums should only include the base floor area that it occupies. Interstitial (plenum) space between floors should not be included in the total. Finally gross floor area is not the same as leasable space. Leasable space is a subset of gross floor area.		☐
Weekly operating hours	65 Hours	Is this the total number of hours per week that the Office space is 75% occupied? This number should exclude hours when the facility is occupied only by maintenance, security, or other support personnel. For facilities with a schedule that varies during the year, "operating hours/week" refers to the total weekly hours for the schedule most often followed.		☐
Workers on Main Shift	293	Is this the number of employees present during the main shift? Note this is not the total number of employees or visitors who are in a building during an entire 24 hour period. For example, if there are two daily 8 hour shifts of 100 workers each, the Workers on Main Shift value is 100. The normal worker density ranges between 0.3 and 10 workers per 1000 square feet (92.8 square meters)		☐
Number of PCs	313	Is this the number of personal computers in the Office?		☐
Percent Cooled	50% or more	Is this the percentage of the total floor space within the facility that is served by mechanical cooling equipment?		☐
Percent Heated	50% or more	Is this the percentage of the total floor space within the facility that is served by mechanical heating equipment?		☐

ENERGY STAR® Data Checklist for Commercial Buildings

Energy Consumption

Power Generation Plant or Distribution Utility: Westar Energy, Inc.

Fuel Type: Electricity

Meter: Electric Meter #1 (kWh (thousand Watt-hours))
Space(s): Entire Facility
Generation Method: Grid Purchase

Start Date	End Date	Energy Use (kWh (thousand Watt-hours))
05/15/2009	06/16/2009	27,720.00
04/15/2009	05/14/2009	23,040.00
03/19/2009	04/14/2009	21,000.00
02/17/2009	03/18/2009	25,080.00
01/17/2009	02/16/2009	24,960.00
12/17/2008	01/16/2009	27,480.00
11/13/2008	12/16/2008	29,280.00
10/15/2008	11/12/2008	21,480.00
09/13/2008	10/14/2008	25,680.00
08/14/2008	09/12/2008	24,000.00
07/16/2008	08/13/2008	30,480.00
Electric Motor #1 Consumption (kWh (thousand Watt-hours))		**280,200.00**
Electric Meter #1 Consumption (kBtu (thousand Btu))		**956,042.40**

Meter: Electric Meter #2 (kWh (thousand Watt-hours))
Space(s): Entire Facility
Generation Method: Grid Purchase

Start Date	End Date	Energy Use (kWh (thousand Watt-hours))
05/15/2009	06/16/2009	105,720.00
04/15/2009	05/14/2009	78,480.00
03/19/2009	04/14/2009	37,680.00
02/17/2009	03/18/2009	44,640.00
01/17/2009	02/16/2009	42,720.00
12/17/2008	01/16/2009	38,400.00
11/13/2008	12/16/2008	44,760.00
10/15/2008	11/12/2008	56,040.00
09/13/2008	10/14/2008	90,480.00
08/14/2008	09/12/2008	95,880.00
07/16/2008	08/13/2008	109,200.00
Electric Motor #2 Consumption (kWh (thousand Watt-hours))		**744,000.00**
Electric Motor #2 Consumption (kBtu (thousand Btu))		**2,538,628.00**

Meter: Electric Meter #3 (kWh (thousand Watt-hours))
Space(s): Entire Facility
Generation Method: Grid Purchase

Start Date	End Date	Energy Use (kWh (thousand Watt-hours))
05/15/2009	06/16/2009	23,400.00
04/15/2009	05/14/2009	23,880.00
03/19/2009	04/14/2009	22,440.00
02/17/2009	03/18/2009	25,320.00
01/17/2009	02/16/2009	24,960.00
12/17/2008	01/16/2009	25,800.00
11/13/2008	12/16/2008	28,320.00
10/15/2008	11/12/2008	23,760.00
09/13/2008	10/14/2008	25,800.00
08/14/2008	09/12/2008	24,000.00
07/16/2008	08/13/2008	24,240.00
Electric Motor #3 Consumption (kWh (thousand Watt-hours))		**271,920.00**
Electric Motor #3 Consumption (kBtu (thousand Btu))		**927,791.04**
Total Electricity (Grid Purchase) Consumption (kBtu (thousand Btu))		**4,422,361.44**
Is this the total Electricity (Grid Purchase) consumption at this building including all Electricity motors?		☐

Fuel Type: Natural Gas

Meter: Gas Meter (kcf (thousand cubic feet))
Space(s): Entire Facility

Start Date	End Date	Energy Use (kcf (thousand cubic feet))
05/15/2009	06/16/2009	1.90
04/15/2009	05/14/2009	20.40
03/19/2009	04/14/2009	280.60
02/18/2009	03/18/2009	389.20
01/17/2009	02/17/2009	688.80
12/17/2008	01/16/2009	643.10
11/13/2008	12/16/2008	567.10
10/15/2008	11/12/2008	207.20
09/13/2008	10/14/2008	0.10
08/14/2008	09/12/2008	0.00
07/16/2008	08/13/2008	1.70
Gas Meter Consumption (kcf (thousand cubic feet))		**2,800.10**
Gas Meter Consumption (kBtu (thousand Btu))		**2,881,302.90**
Total Natural Gas Consumption (kBtu (thousand Btu))		**2,881,302.90**
Is this the total Natural Gas consumption at this building including all Natural Gas meters?		☐

Additional Fuels	
Do the fuel consumption totals shown above represent the total energy use of this building? Please confirm there are no additional fuels (district energy, generator fuel oil) used in this facility.	☐

On-Site Solar and Wind Energy

Do the fuel consumption totals shown above include all on-site solar and/or wind power located at your facility? Please confirm that no on-site solar or wind installations have been omitted from this list. All on-site systems must be reported.	☐

Certifying Professional

(When applying for the ENERGY STAR, the Certifying Professional must be the same as the PE that signed and stamped the SEP.)

Name: _____ Date: _____

Signature: _____

Signature is required when applying for the ENERGY STAR.

2-6

FOR YOUR RECORDS ONLY. DO NOT SUBMIT TO EPA.

Please keep this Facility Summary for your own records; do not submit it to EPA. Only the Statement of Energy Performance (SEP), Data Checklist and Letter of Agreement need to be submitted to EPA when applying for the ENERGY STAR.

Facility
The Mills Building
109 SW 9th Street
Topeka, KS 66612

Facility Owner
Albion Pacific Property Resources, LLC
1548 S. Hedgepath Avene
Hacienda Heights, CA 91745

Primary Contact for this Facility
Patrick Finan
119 NW Van Buren
Topeka, KS 66603

General Information

The Mills Building	
Gross Floor Area Excluding Parking: (ft²)	115,000
Year Built	1911
For 12-month Evaluation Period Ending Date:	June 30, 2009

Facility Space Use Summary

State of Kansas	
Space Type	Office
Gross Floor Area(ft²)	115,000
Weekly operating hours	55
Workers on Main Shift	293
Number of PCs	313
Percent Cooled	50% or more
Percent Heated	50% or more

Energy Performance Comparison

	Evaluation Periods		Comparisons		
Performance Metrics	Current (Ending Date: 06/30/2009)	Baseline (Ending Date: 06/30/2009)	Rating of 75	Target	National Average
Energy Performance Rating	85	85	75	N/A	50
Energy Intensity					
Site (kBtu/ft²)	67	67	80	N/A	108
Source (kBtu/ft²)	169	169	201	N/A	271
Energy Cost					
$/year	$ 133,649.02	$ 133,649.02	$ 158,658.55	N/A	$ 214,517.80
$/ft²/year	$ 1.16	$ 1.16	$ 1.38	N/A	$ 1.86
Greenhouse Gas Emissions					
MtCO$_2$e/year	1,444	1,444	1,714	N/A	2,318
kgCO$_2$e/ft²/year	13	13	15	N/A	21

More than 50% of your building is defined as Office. Please note that your rating accounts for all of the spaces listed. The National Average column presents energy performance data your building would have if your building had an average rating of 50.

Notes:
o - This attribute is optional.
d - A default value has been supplied by Portfolio Manager.

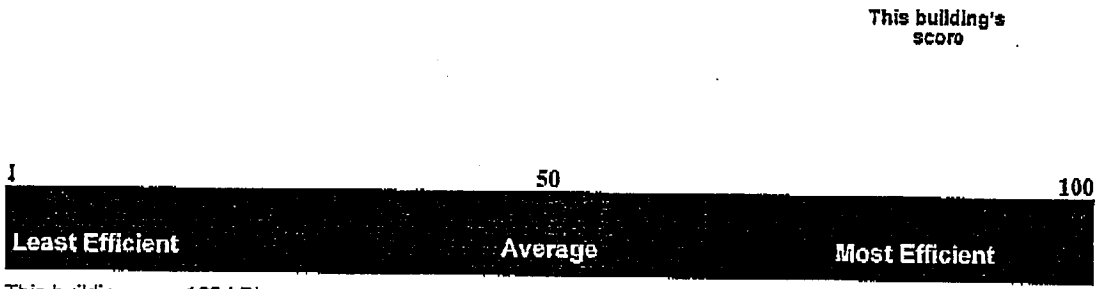
Statement of Energy Performance

2009

The Mills Building
109 SW 9th Street
Topeka, KS 66612

Portfolio Manager Building ID: 1856481

The energy use of this building has been measured and compared to other similar buildings using the Environmental Protection Agency's (EPA's) Energy Performance Scale of 1–100, with 1 being the least energy efficient and 100 the most energy efficient. For more information, visit energystar.gov/benchmark.



This building uses 169 kBtu per square foot per year.*

*Based on source energy intensity for the 12 month period ending June 2009

Buildings with a score of 75 or higher may qualify for EPA's ENERGY STAR.

I certify that the information contained within this statement is accurate and in accordance with U.S. Environmental Protection Agency's measurement standards, found at energystar.gov

Date of certification

Date Generated: 09/23/2009

Attachment 3
JCSBC 10-24-09

PRESENTATION FOR THE JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION

Pittsburg State University 2009

Agenda

3-2

2

Pittsburg State University

Deferred Maintenance

3-3

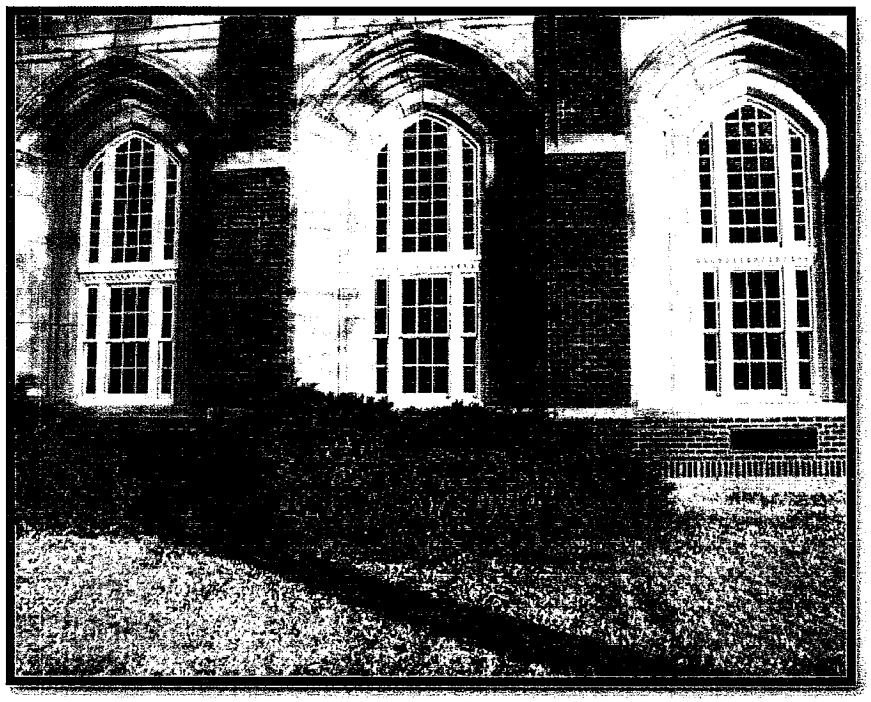
- McCray Hall Renovation

BEFORE

AFTER

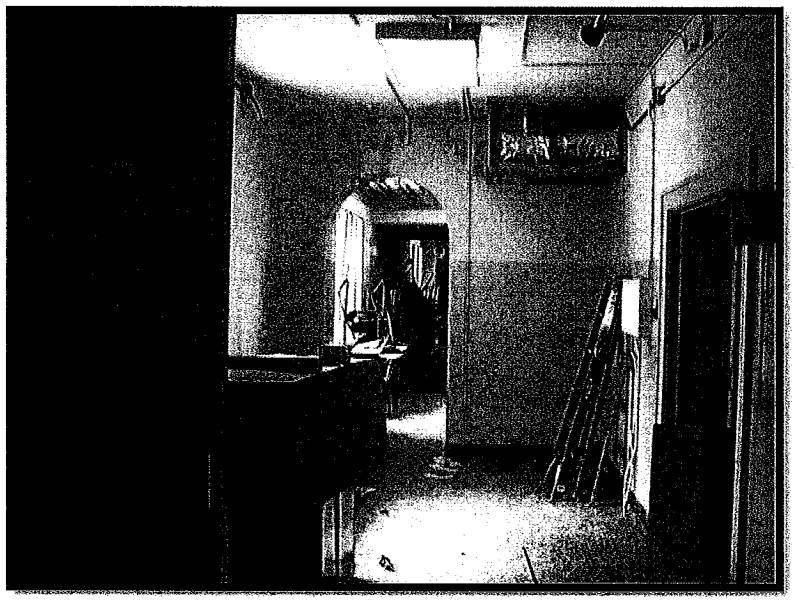
Deferred Maintenance

- McCray Hall



Deferred Maintenance

- McCray Hall



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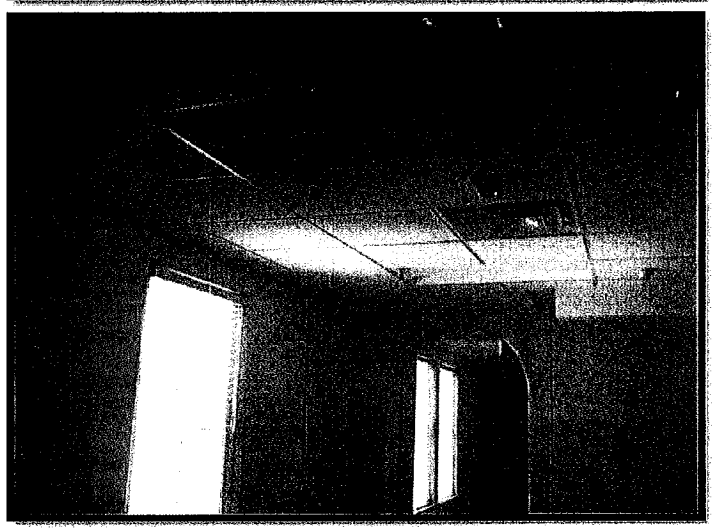


AFTER

Deferred Maintenance

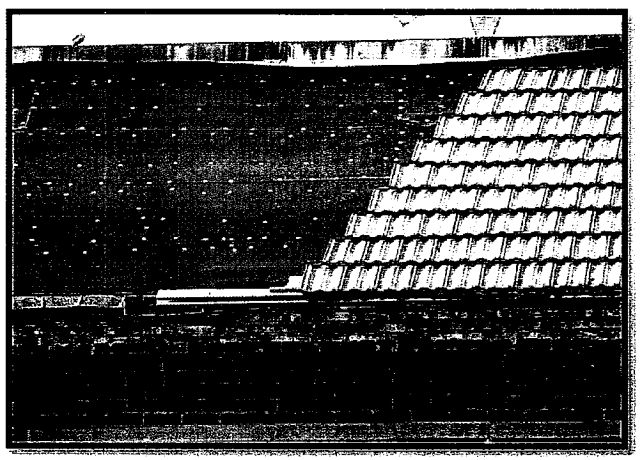
- Porter Hall

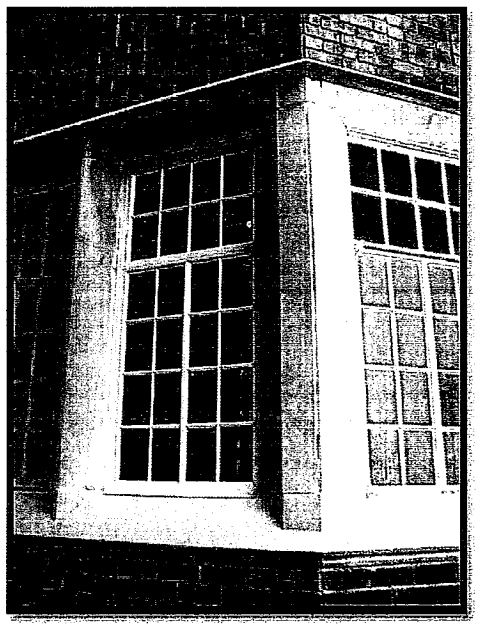
Deferred Maintenance

- Porter Hall

Deferred Maintenance

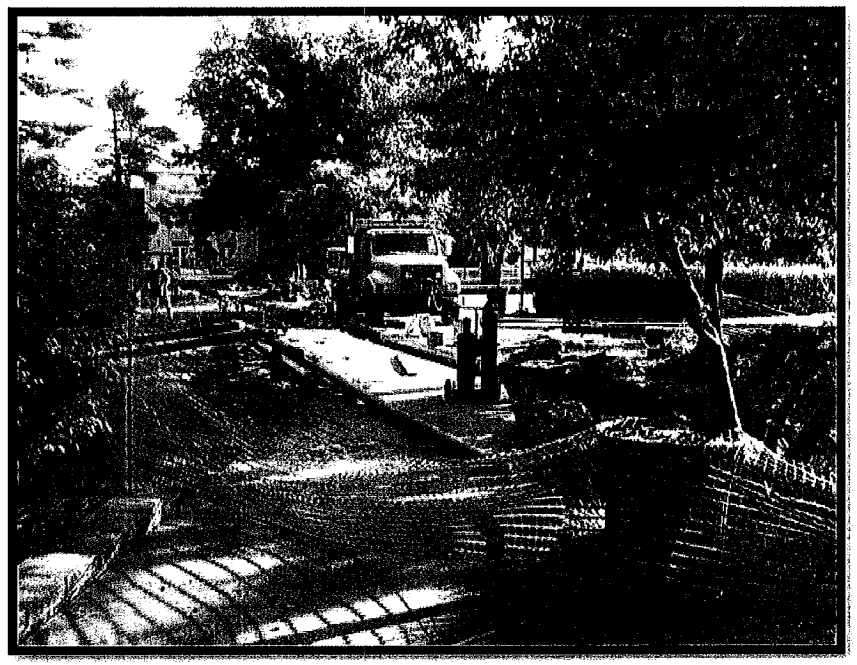
- Porter Hall





Deferred Maintenance

- Steam Line Replacement

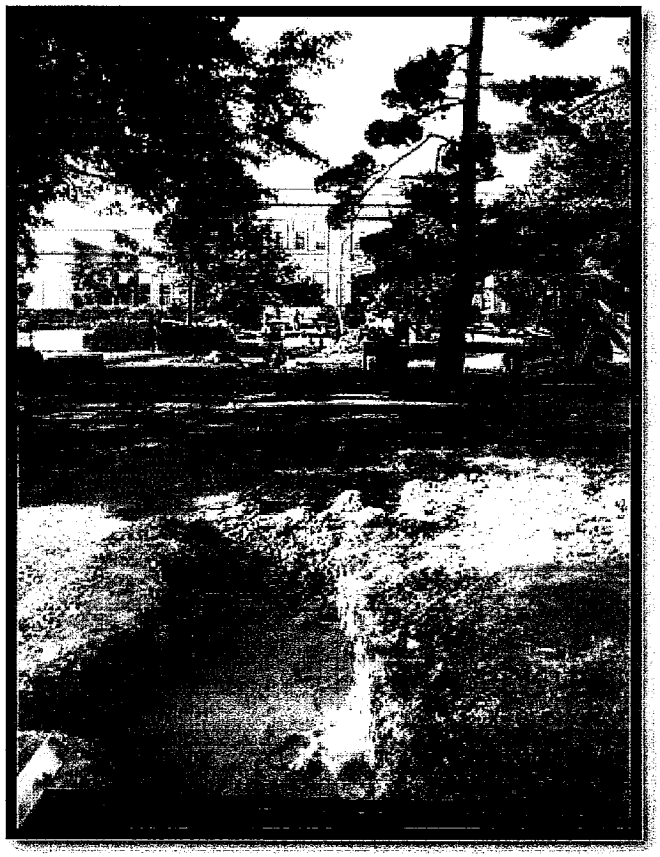


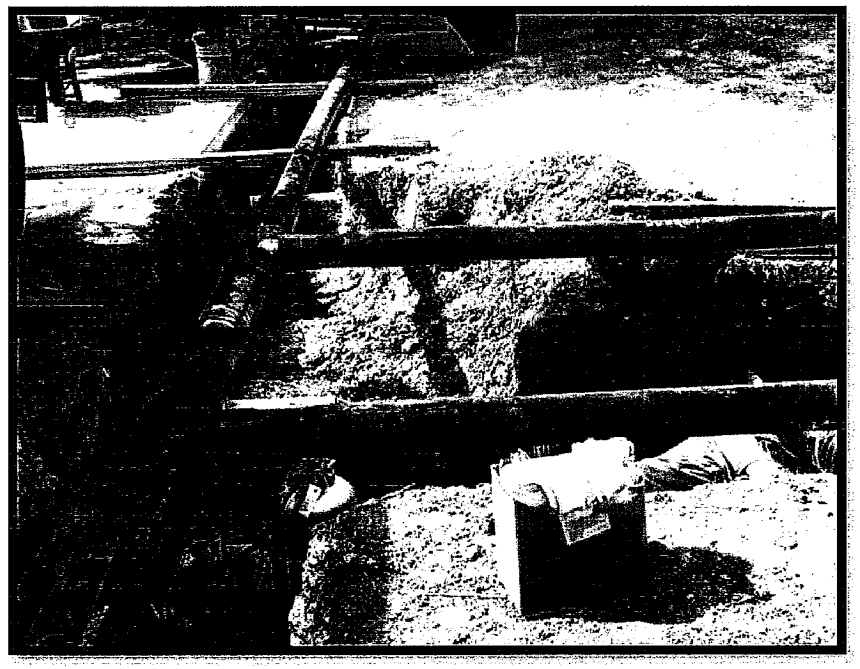
Deferred Maintenance

3-10

10

- Steam Line Replacement

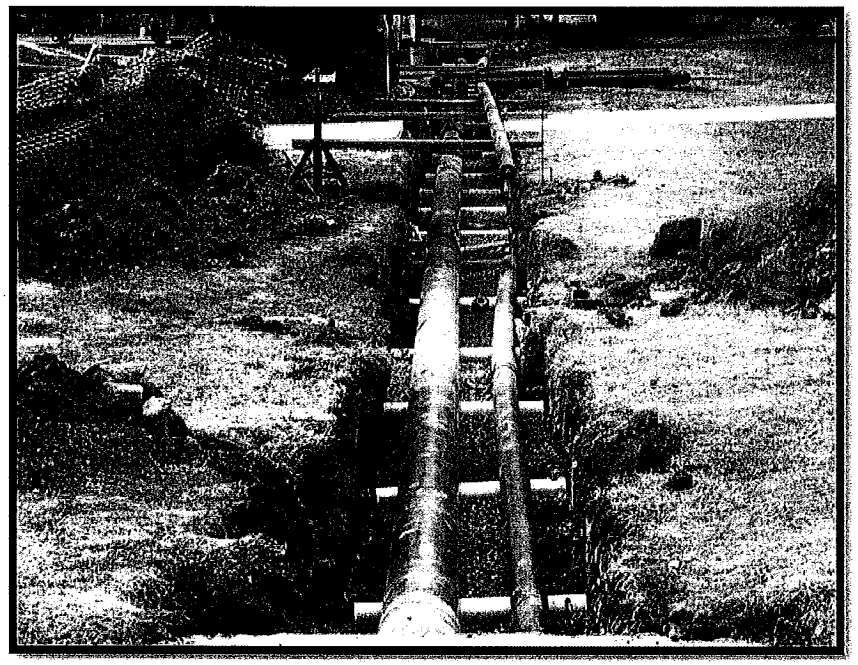


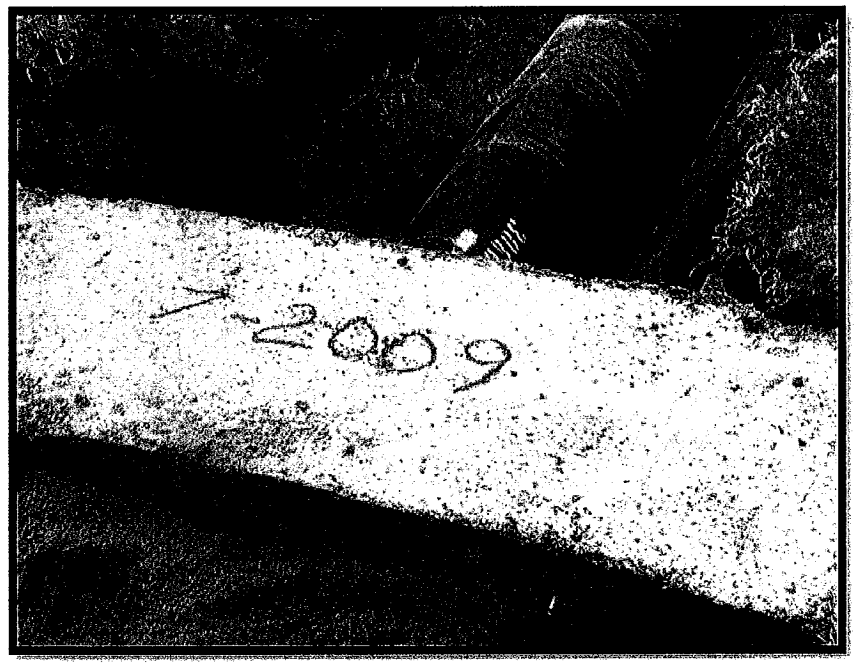


Deferred Maintenance

3-11

- Steam Line Replacement

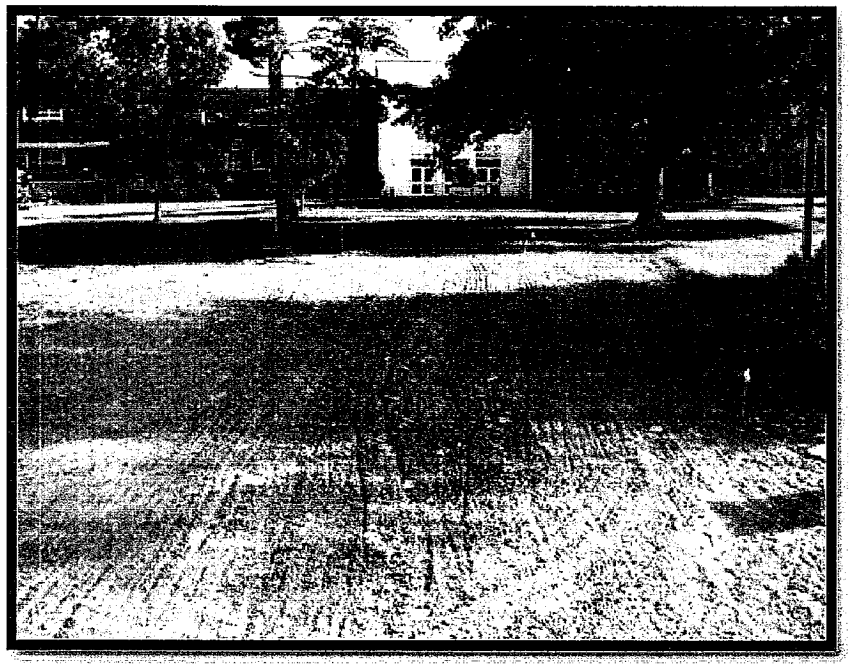


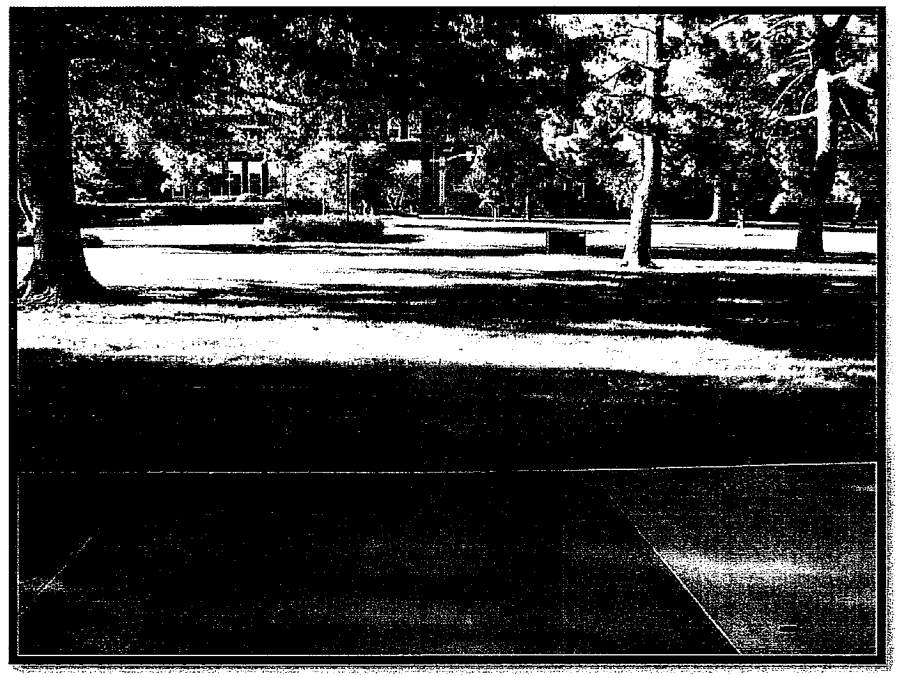


Deferred Maintenance

3-12

- Steam Line Replacement

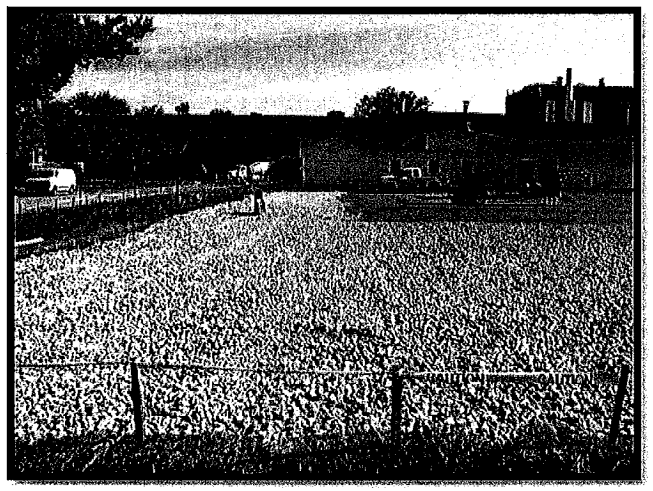




Parking Maintenance & Improvements

3-13

- New Parking Expansion – Physical Plant Lot

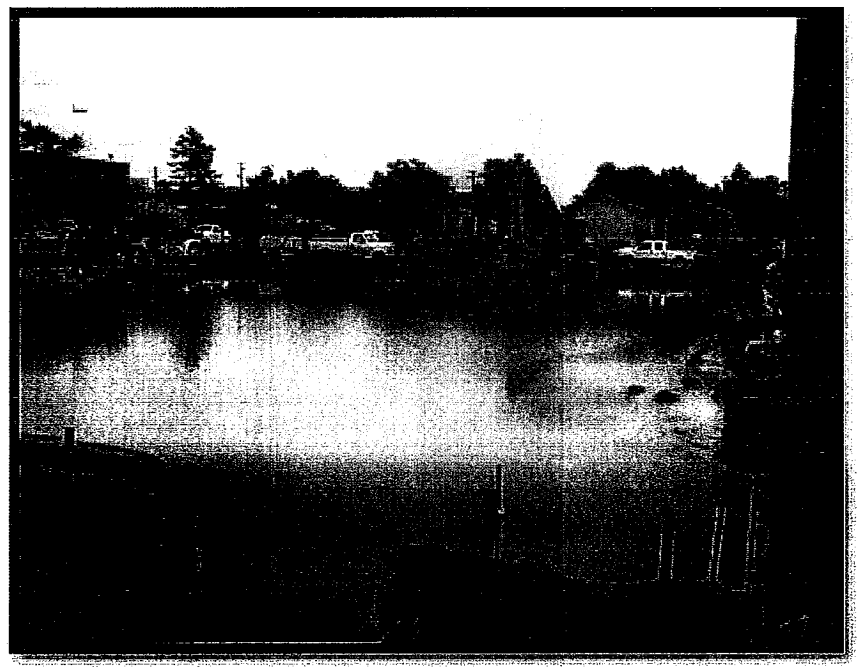


Parking Maintenance & Improvements

3-14

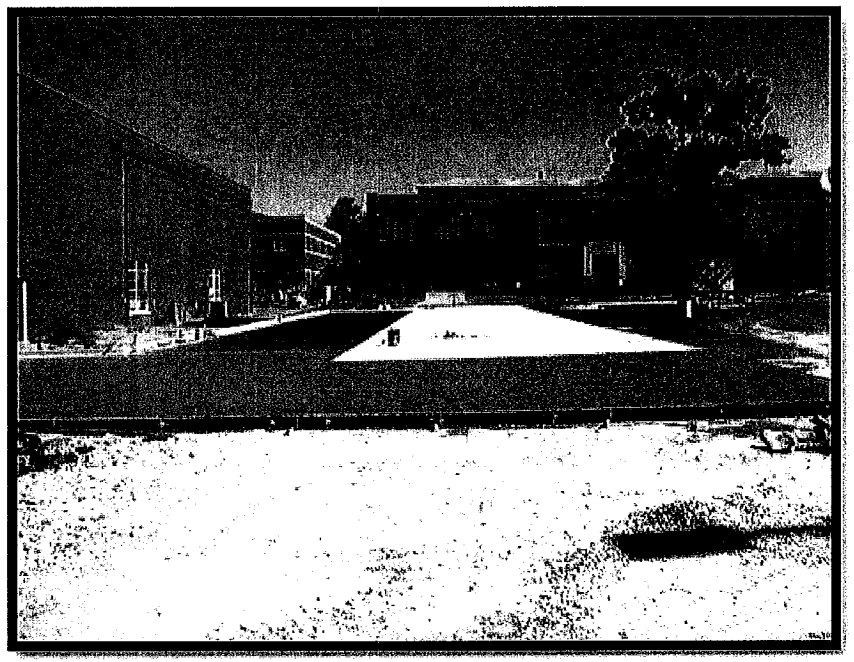
14

- New Parking Expansion – Physical Plant Lot



Parking Maintenance & Improvements

- New Parking Expansion – Physical Plant Lot

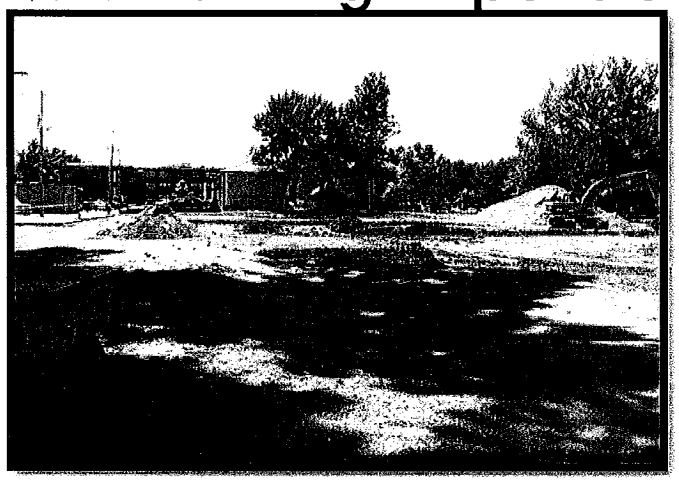


Parking Maintenance & Improvements

- New Parking Expansion – Physical Plant Lot

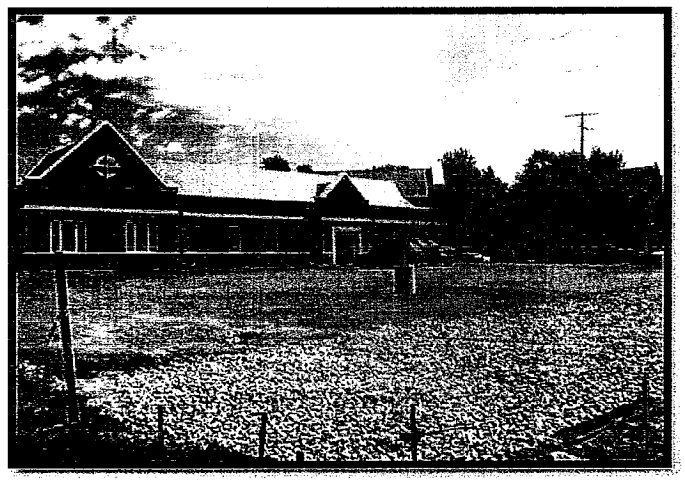
Parking Maintenance & Improvements

- New Parking Expansion – Grubbs Lot



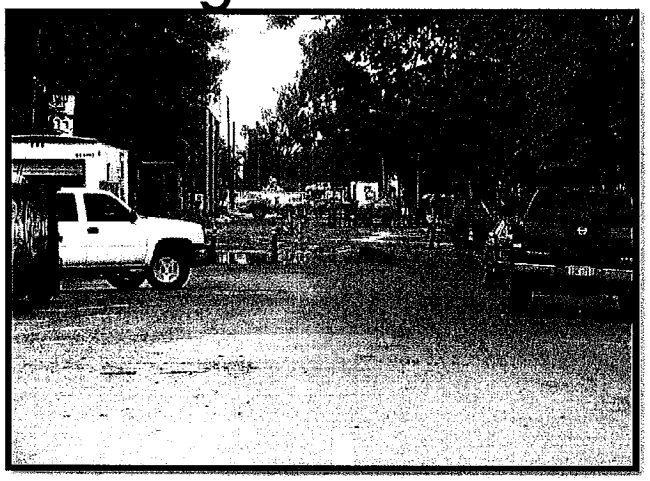
Parking Maintenance & Improvements

- New Parking Expansion – Locust & Ford Lot



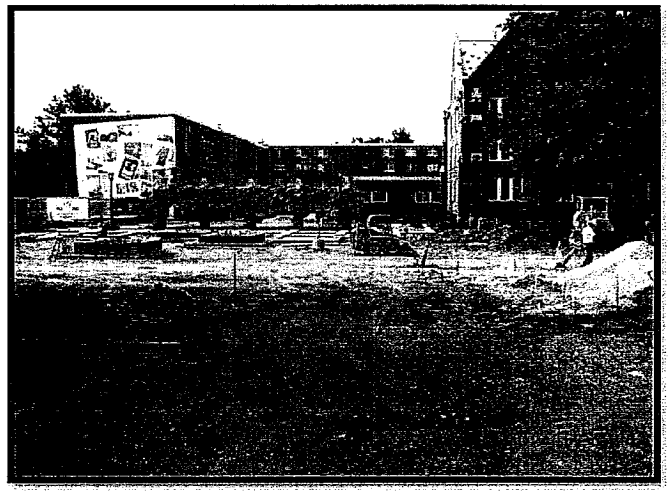
Parking Maintenance & Improvements

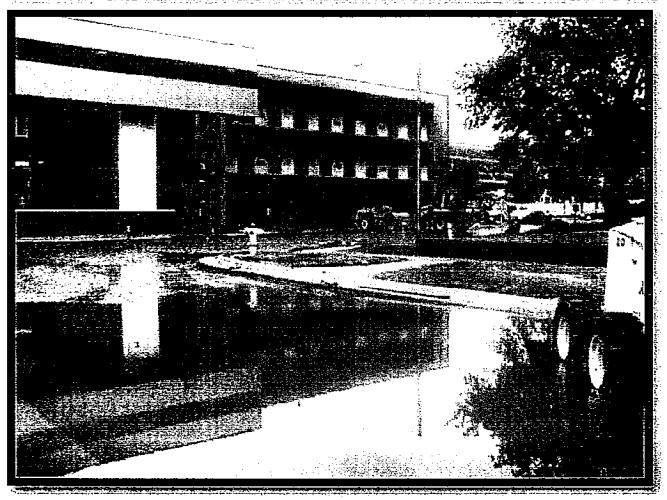
- Lindburg Plaza

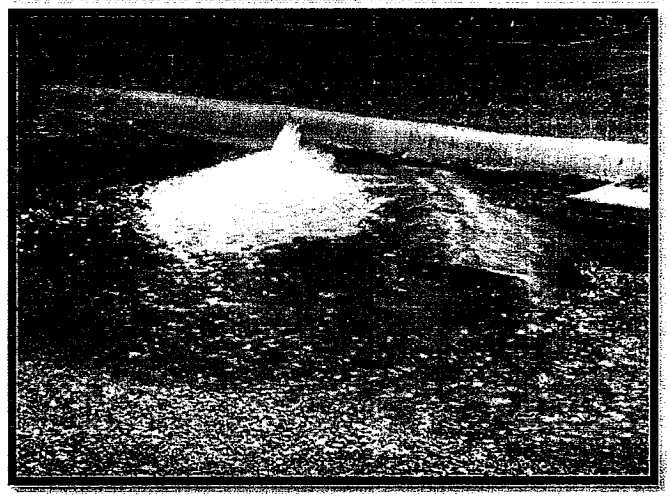


Parking Maintenance & Improvements

- Lindburg Plaza

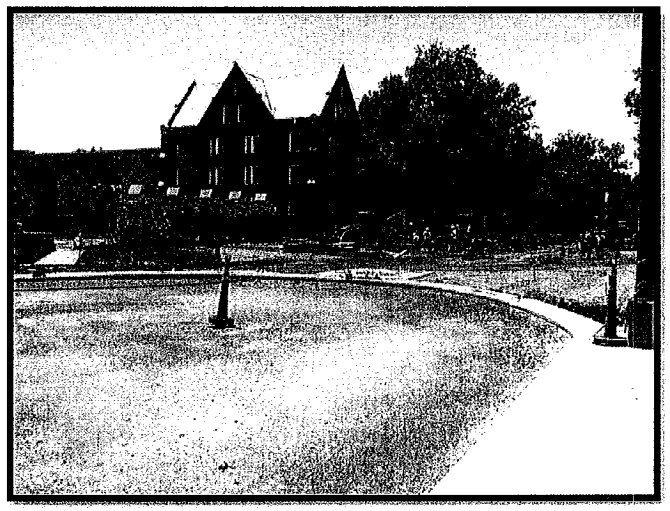


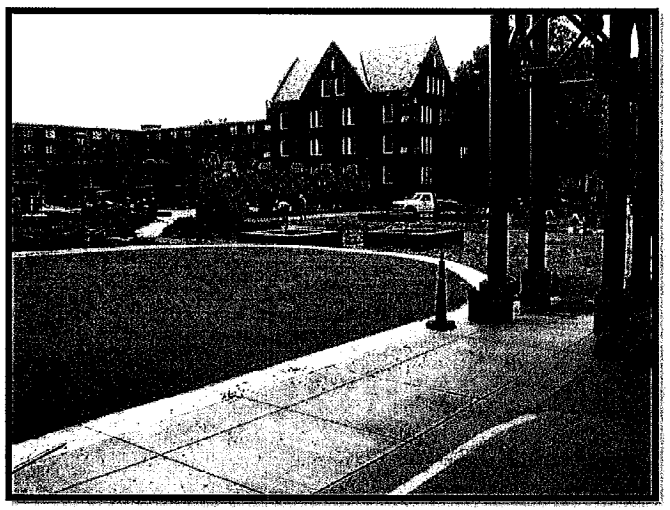


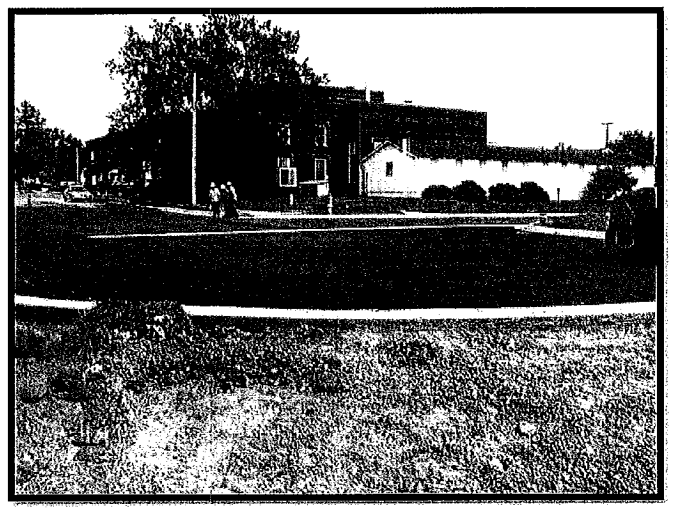


Parking Maintenance & Improvements

- Lindburg Plaza



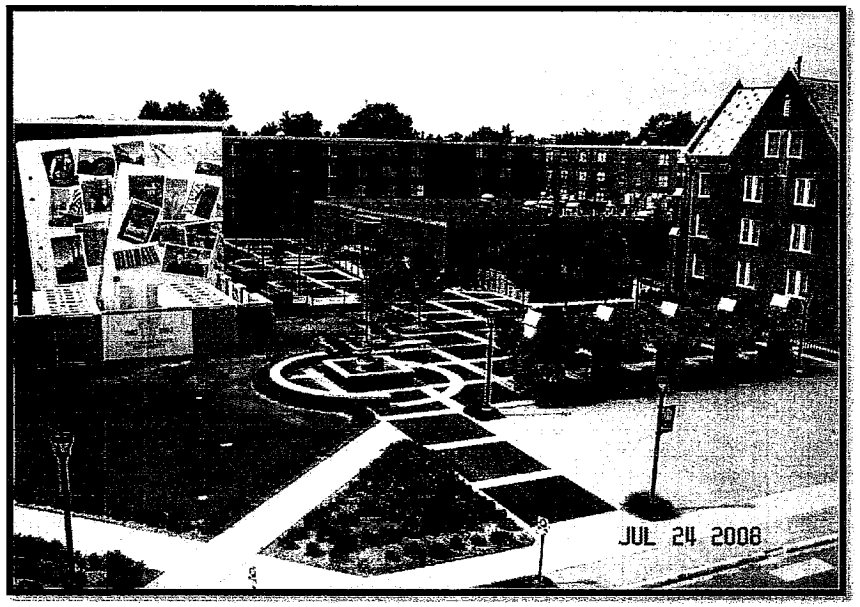




Parking Maintenance & Improvements

3-22

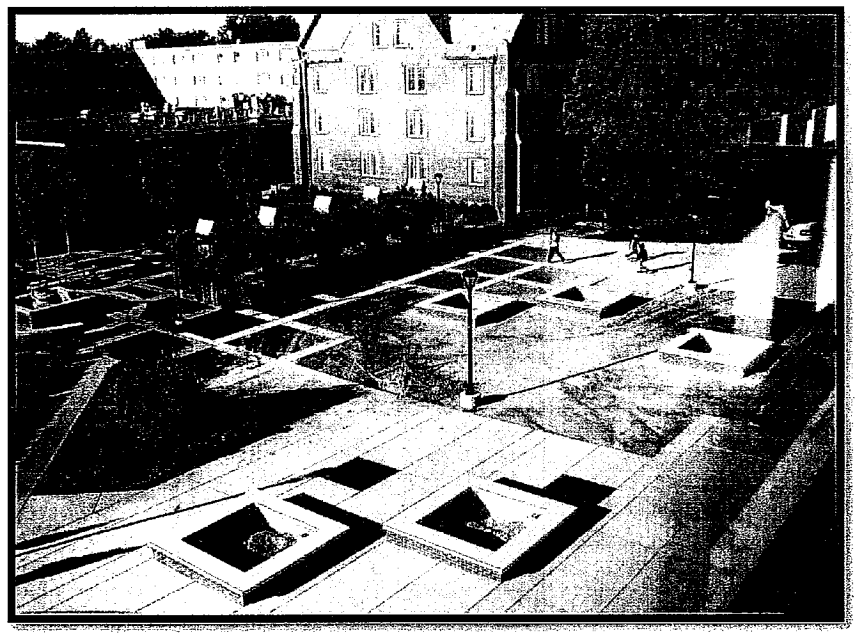
22



Gibson Plaza –

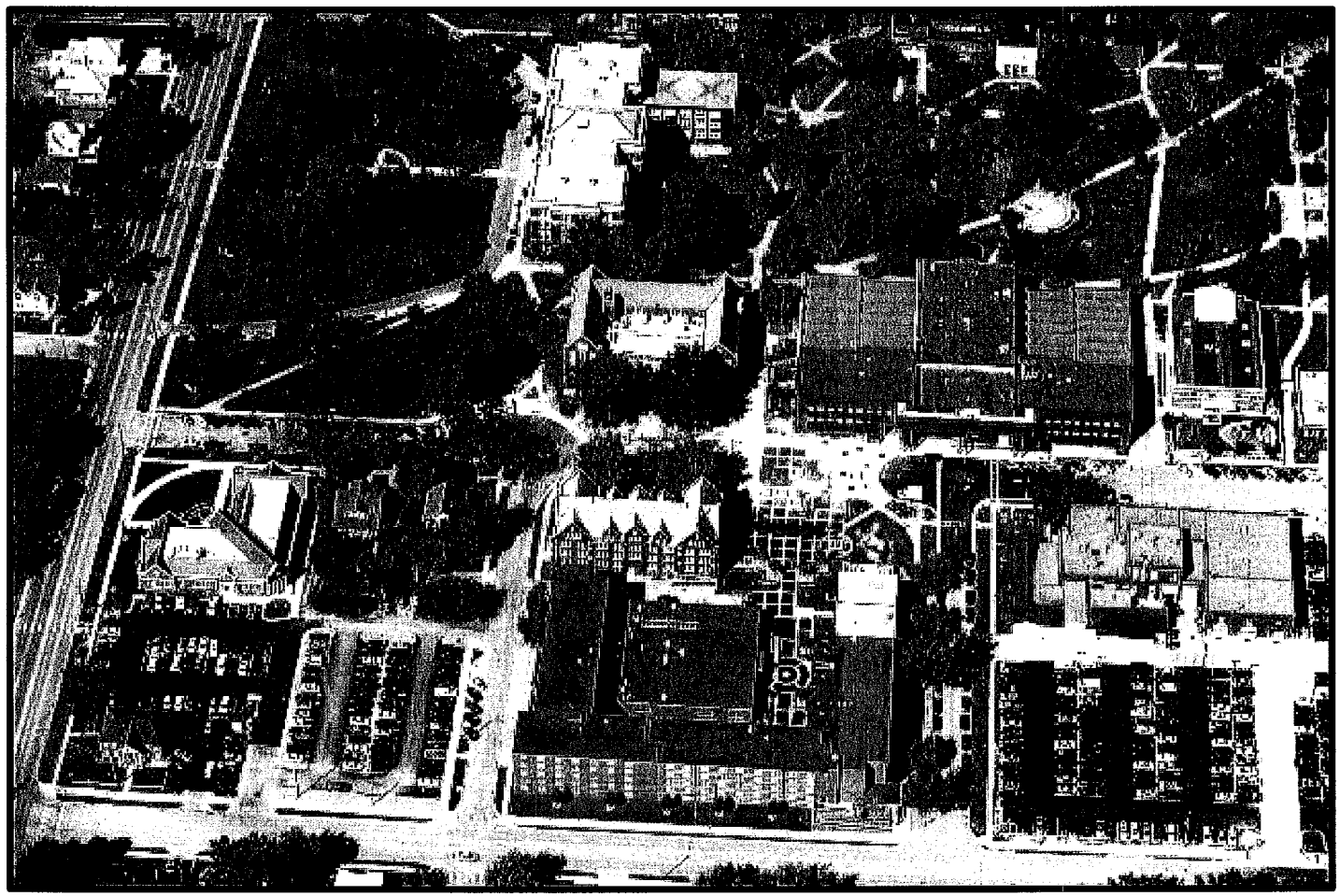
Completed last year

Lindburg Plaza

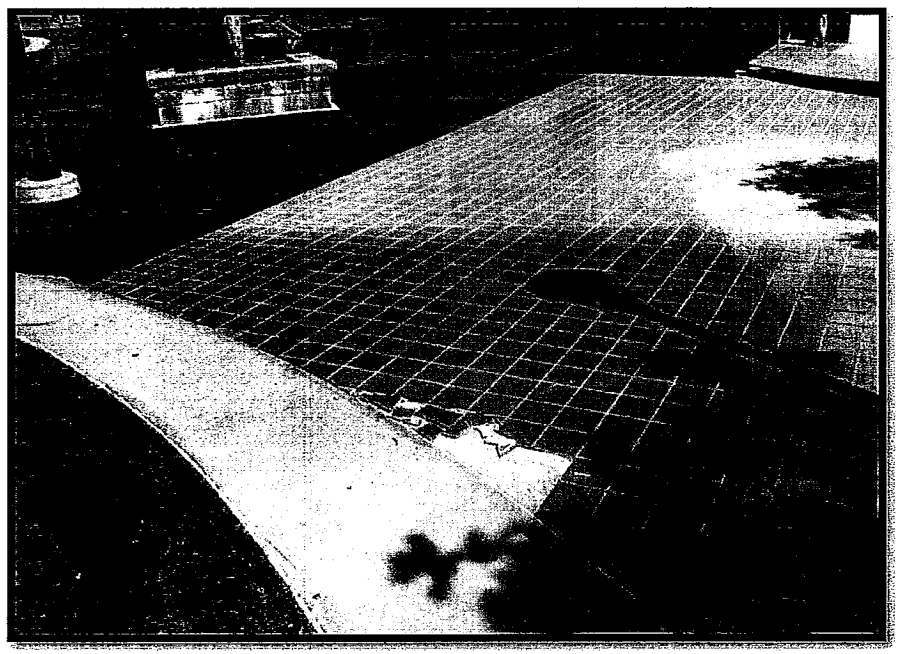


Parking Maintenance & Improvements

- Lindburg Plaza



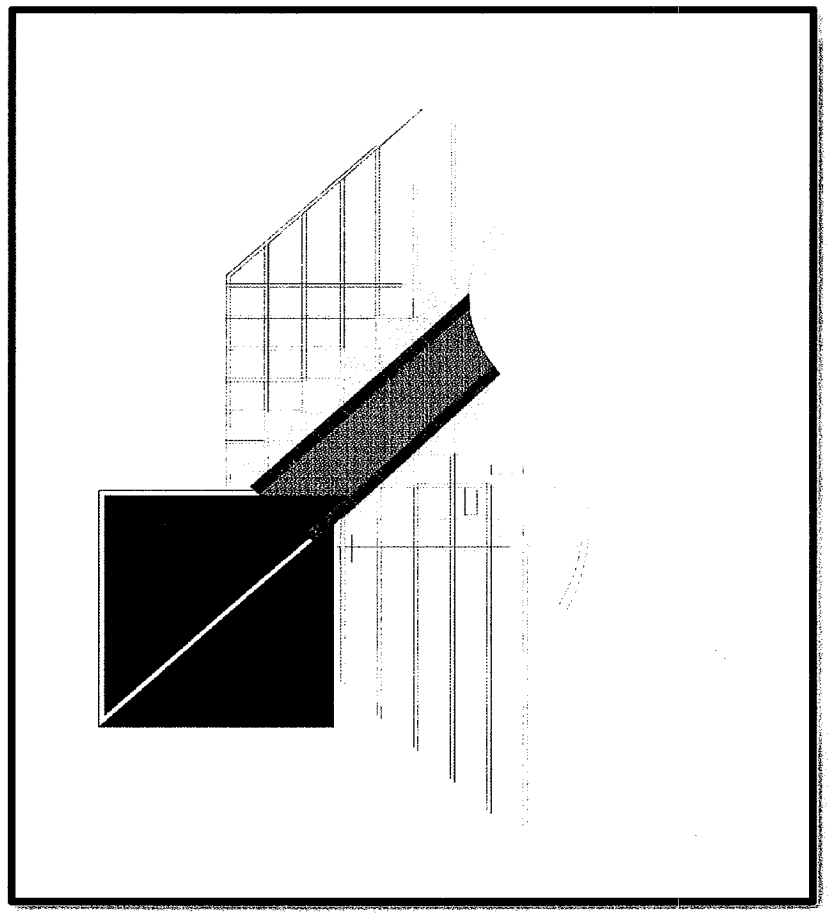
JHO Student Center Improvements



JHO Student Center Improvements

2-25

- Proposed New Paving Design

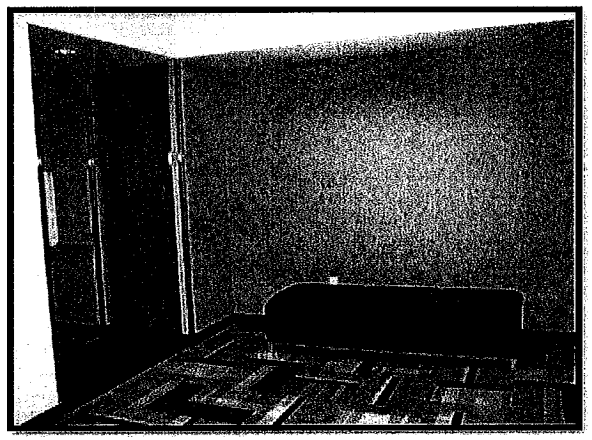


Student Health Improvements

- New Student Health Center

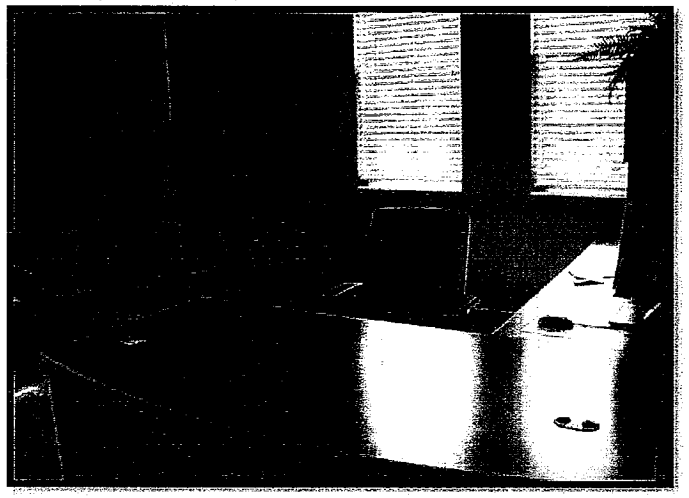
Student Health Improvements

- New Student Health Center



Student Health Improvements

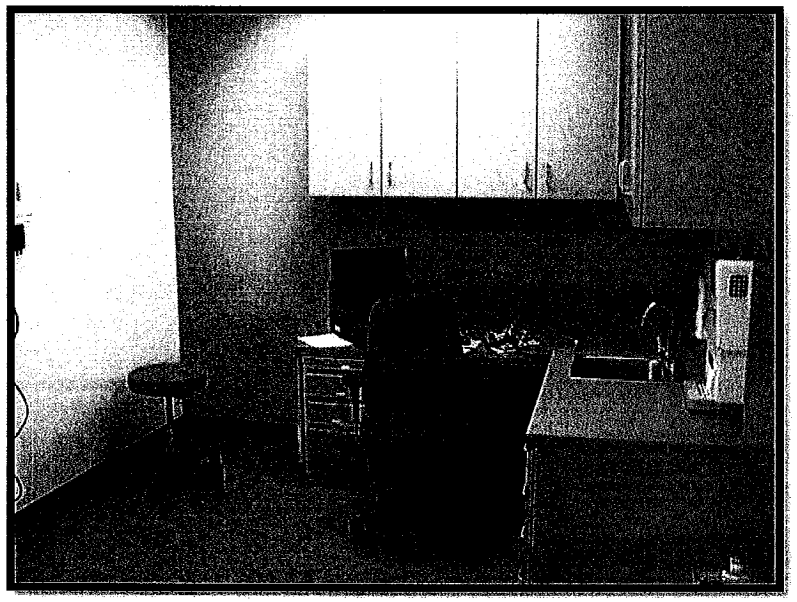
- New Student Health Center

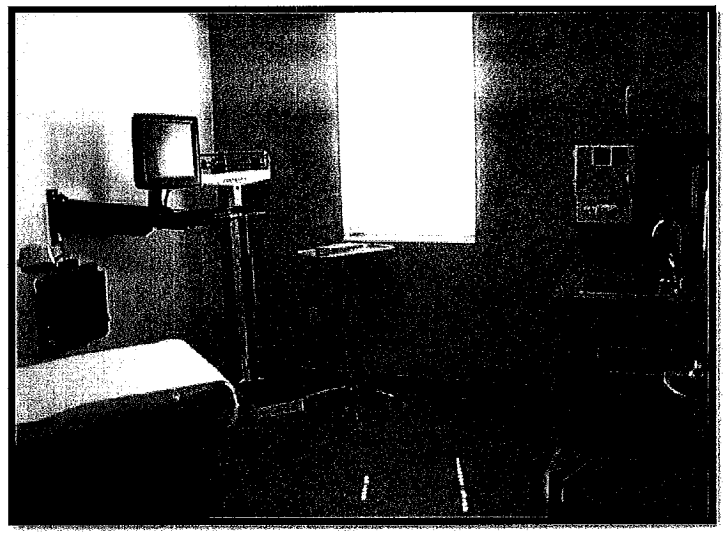


Student Health Improvements

3-29

- New Student Health Center



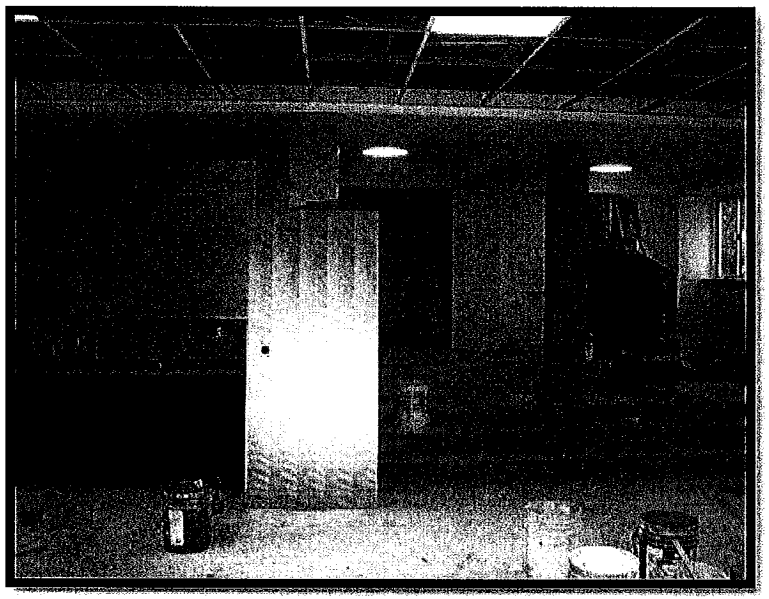


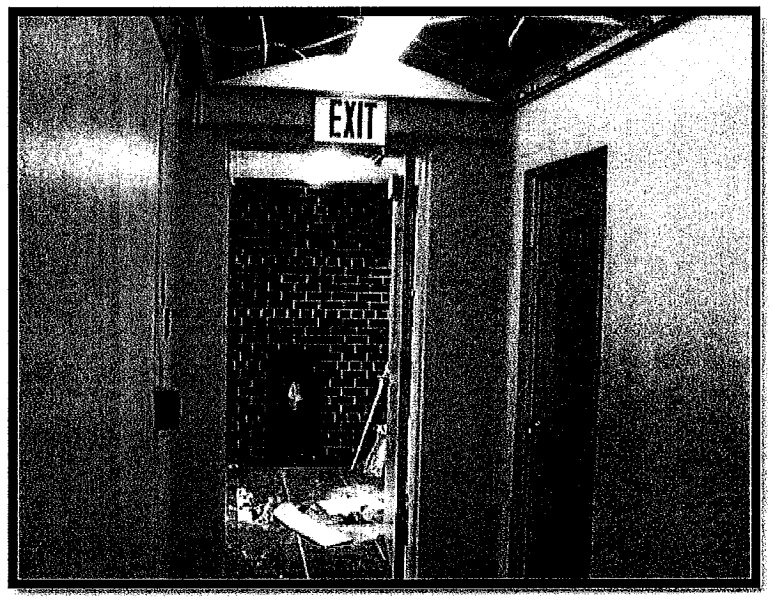
Housing System Maintenance/ Improvements

- Bowen Hall Renovations

Housing System Maintenance/ Improvements

- Bowen Hall Renovations

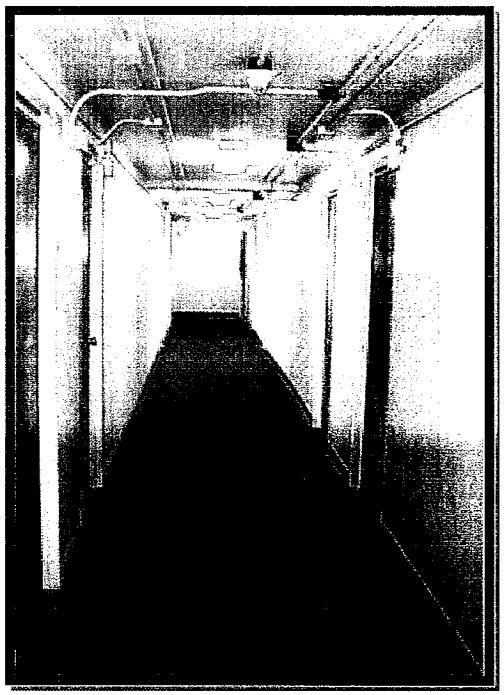




Housing System Maintenance/ Improvements

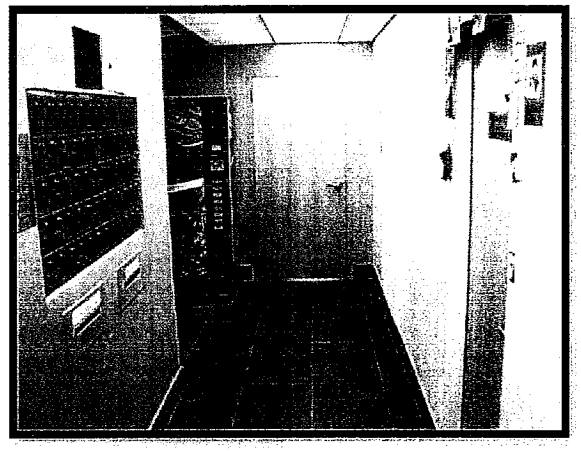
3-32

- Bowen Hall Renovations



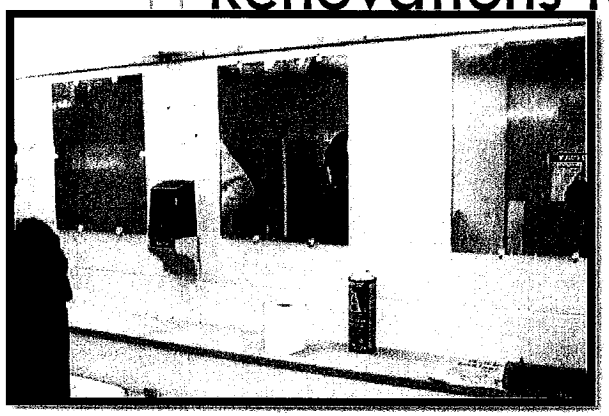
BEFORE

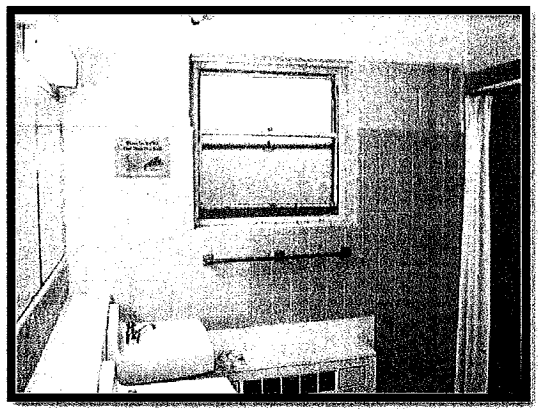
AFTER

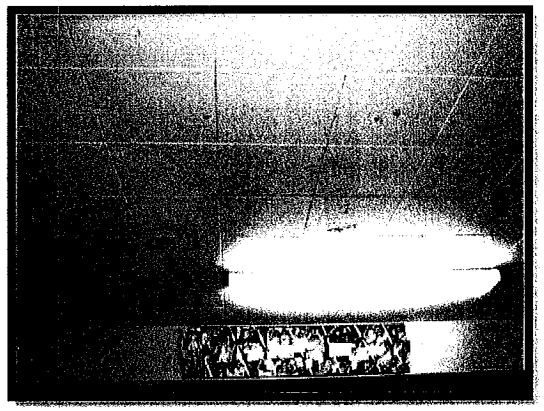


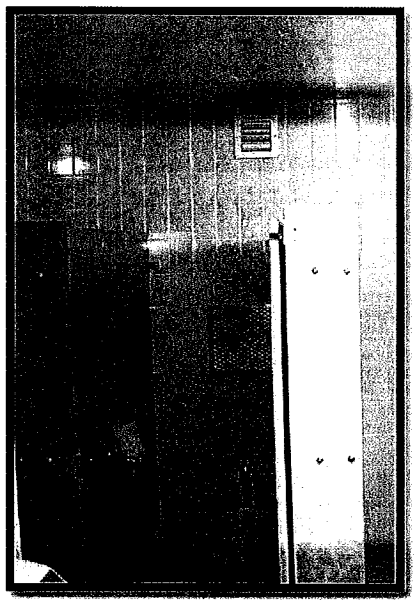
Housing System Maintenance/ Improvements

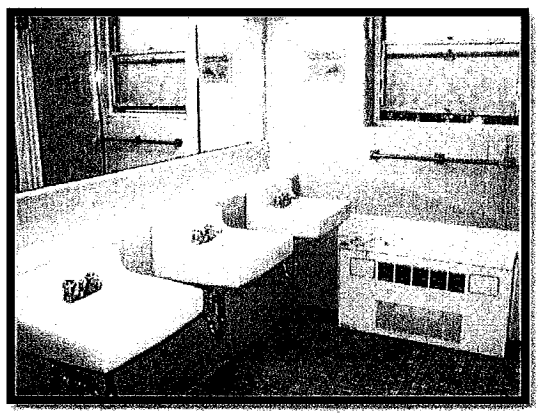
- Renovations to Existing Student Housing - Before

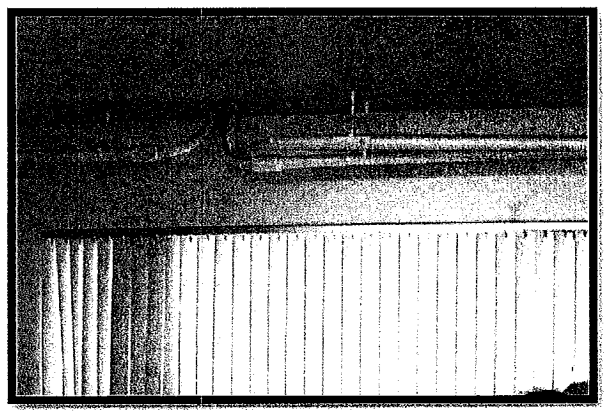






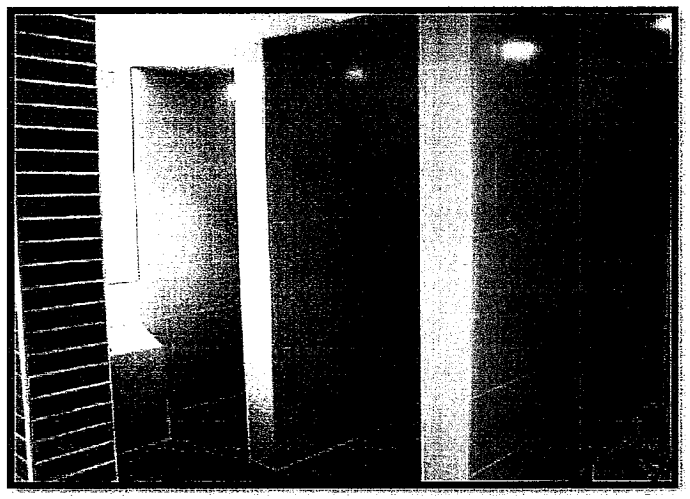


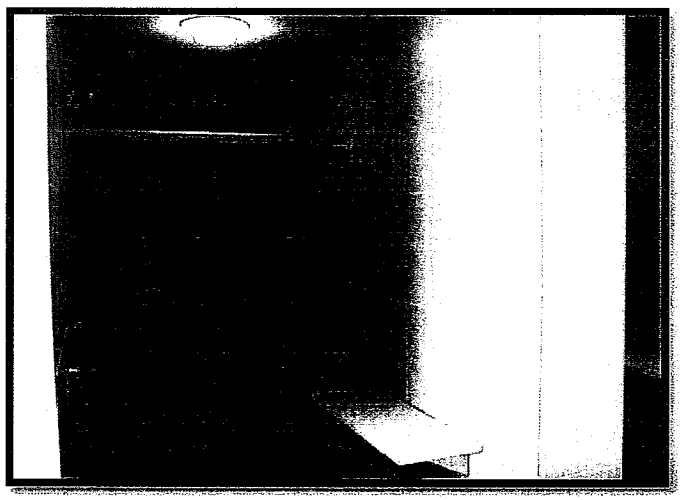


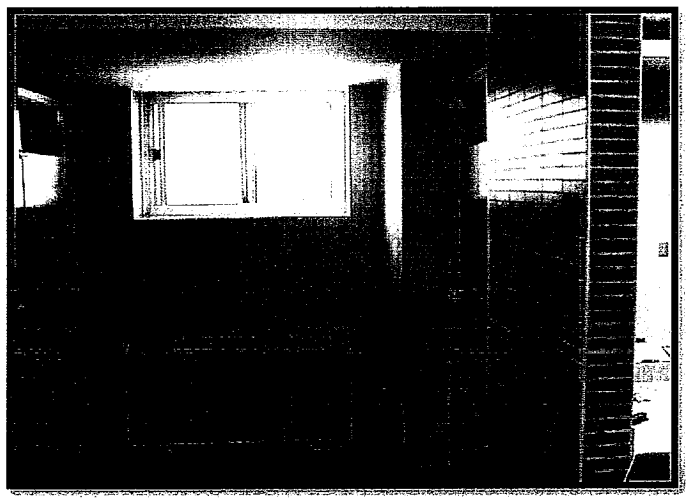


Housing System Maintenance/ Improvements

- Bowen Hall Renovations - After

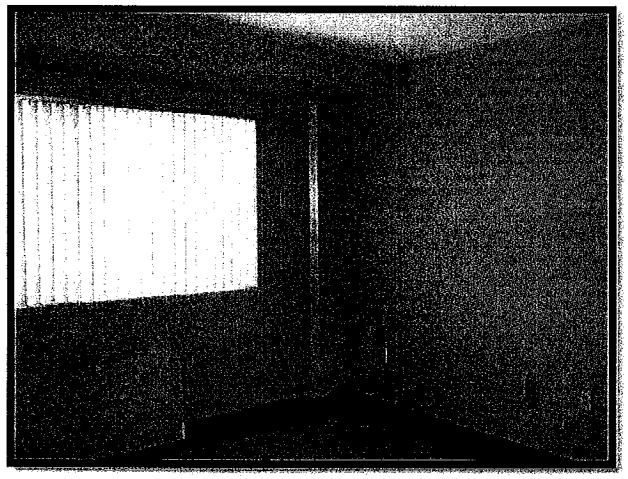


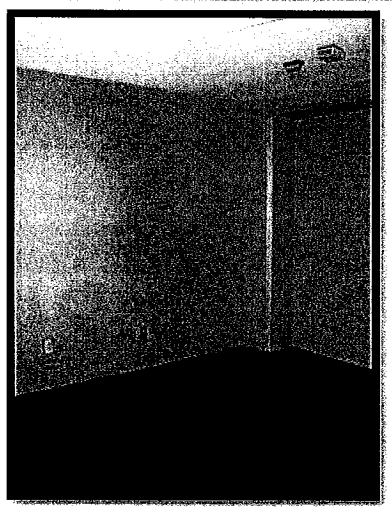
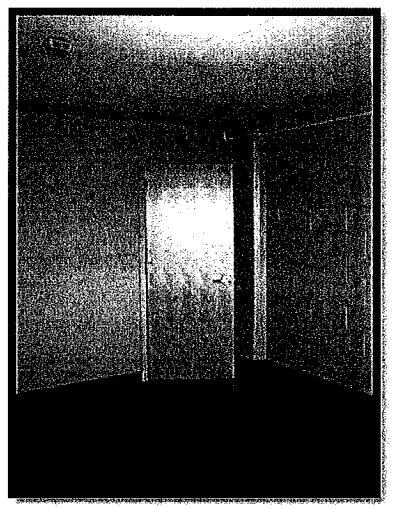
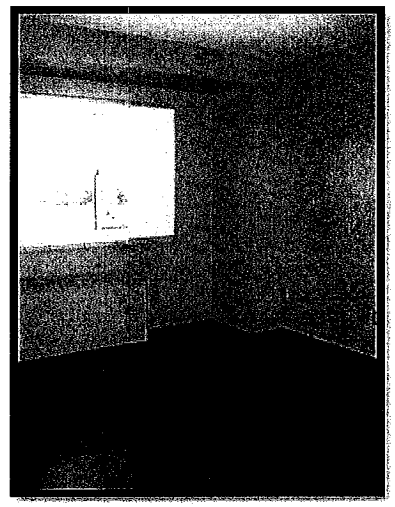




Housing System Maintenance/ Improvements

- Bowen Hall Renovations - After



Housing System Maintenance/ Improvements

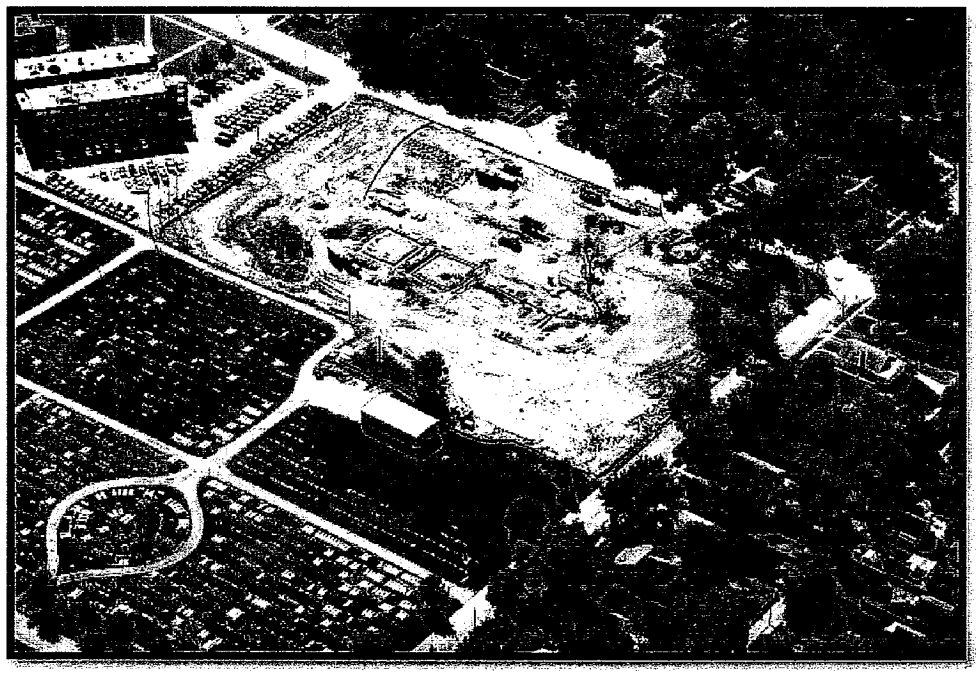
- New Student Housing

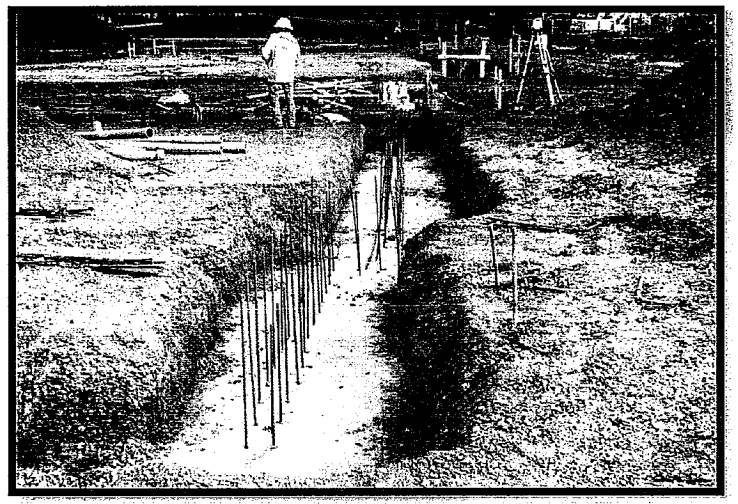
Housing System Maintenance/ Improvements

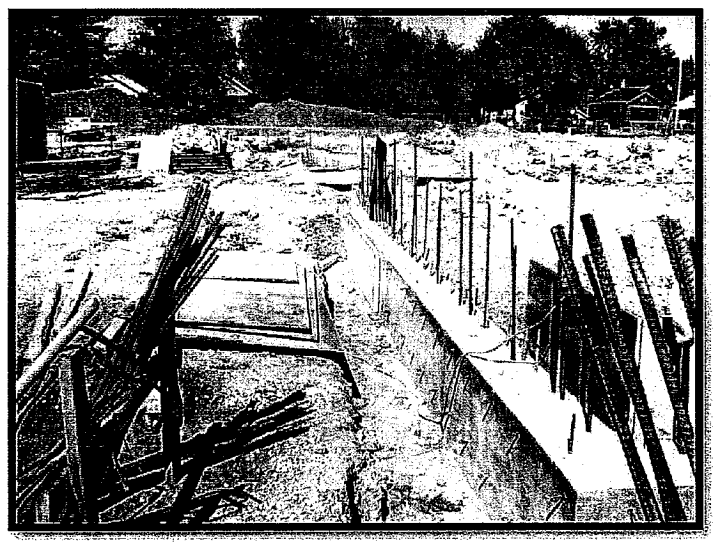
- New Student Housing

Housing System Maintenance/ Improvements

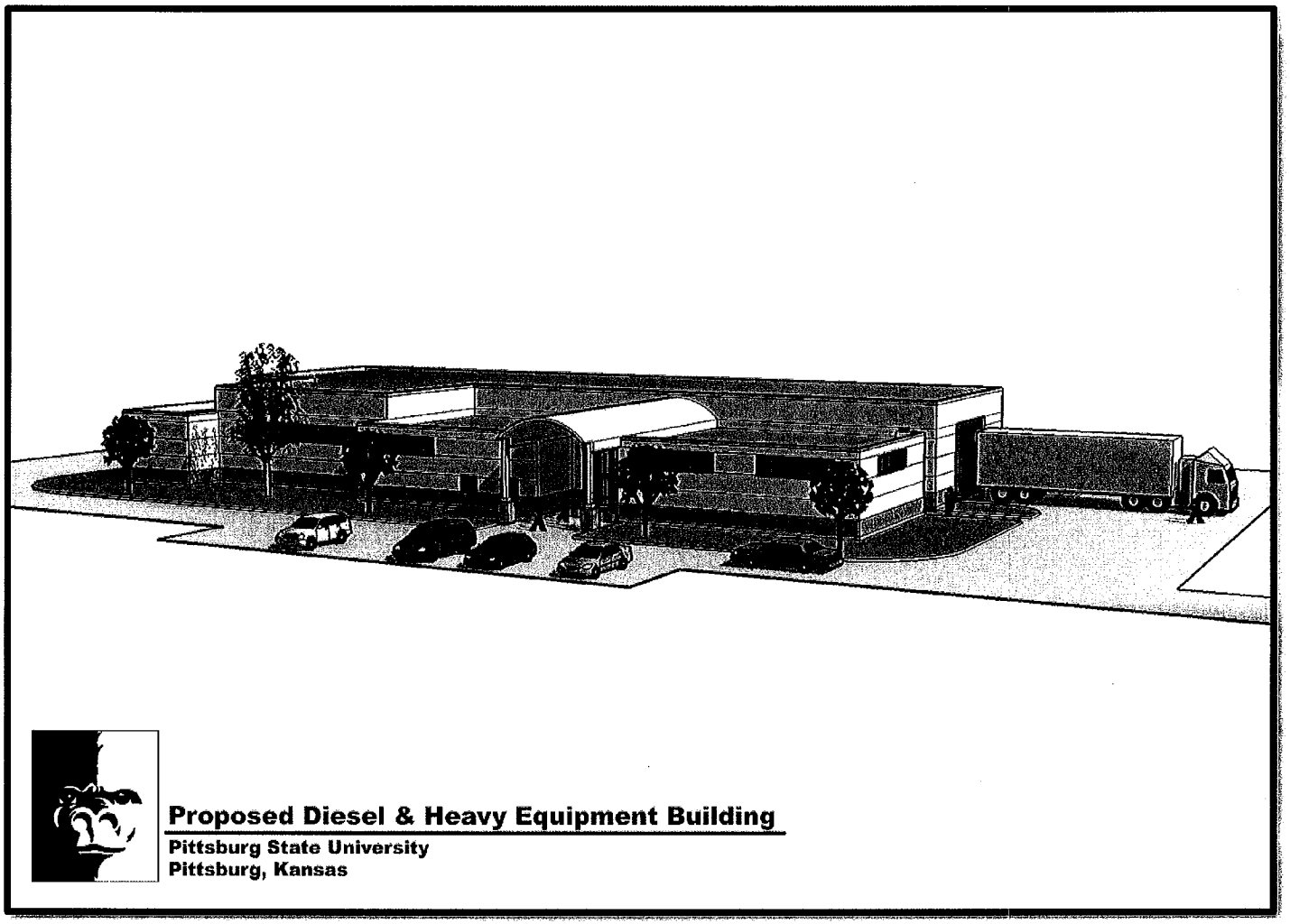
- New Student Housing





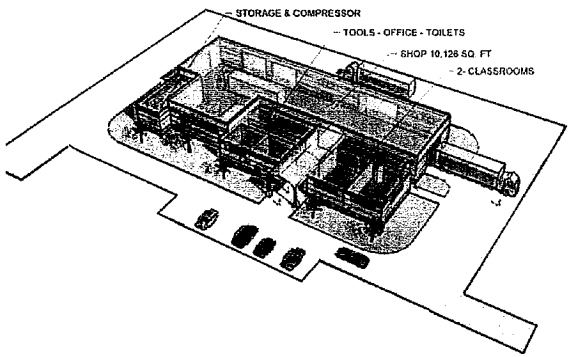


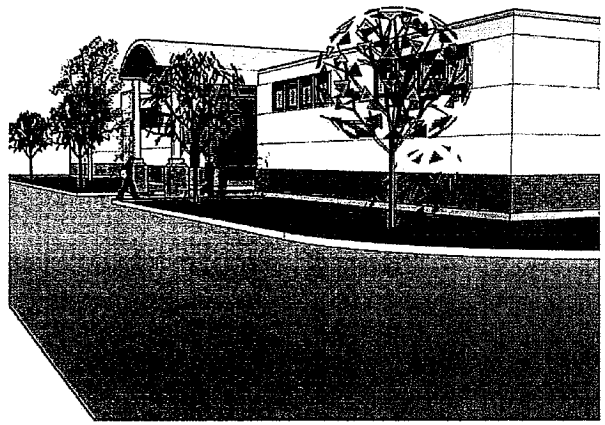
Future Projects



Proposed Diesel & Heavy Equipment Building
Pittsburg State University
Pittsburg, Kansas

Future Projects





Proposed Diesel & Heavy Equipment Building
Pittsburg State University
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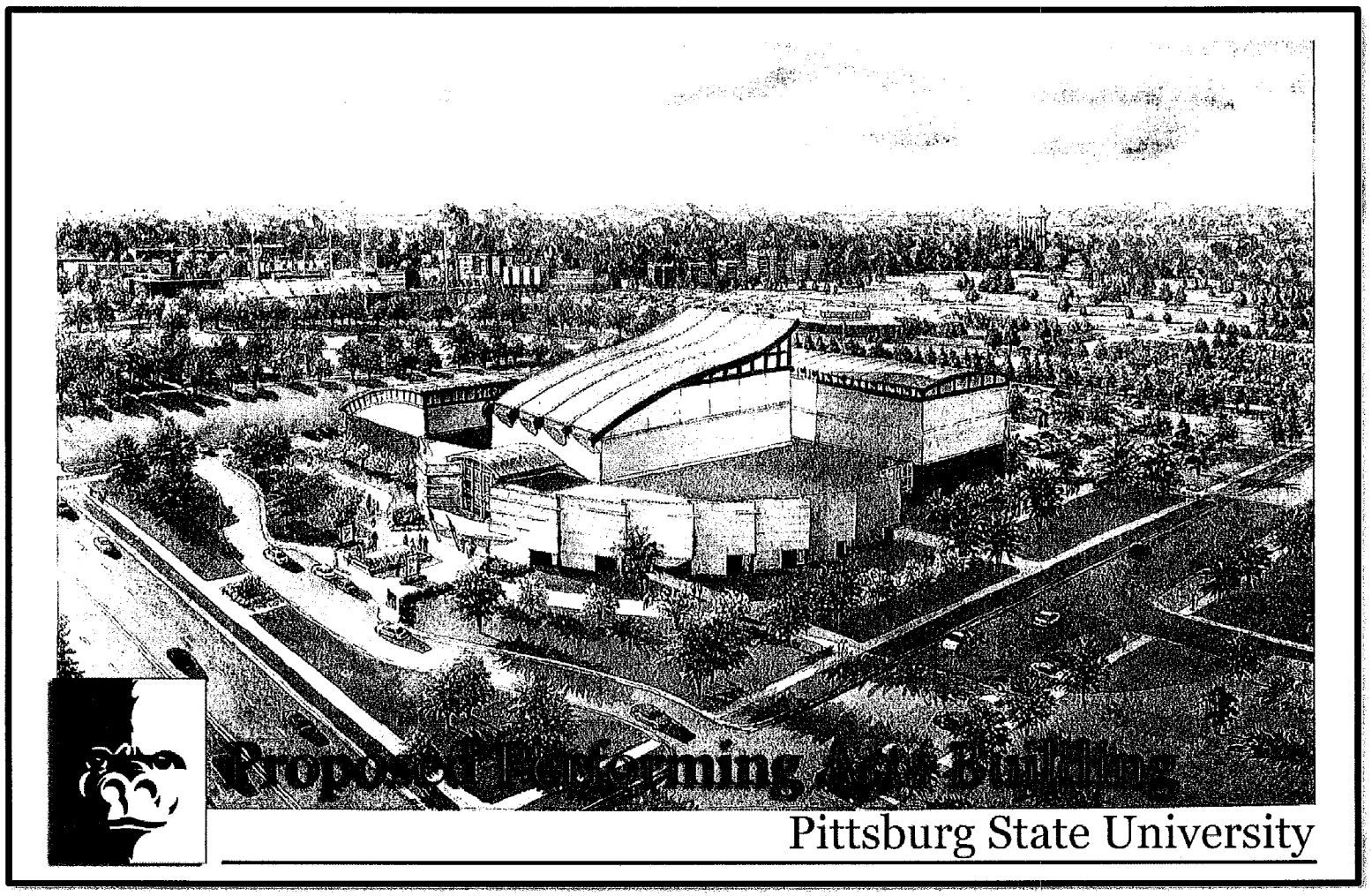
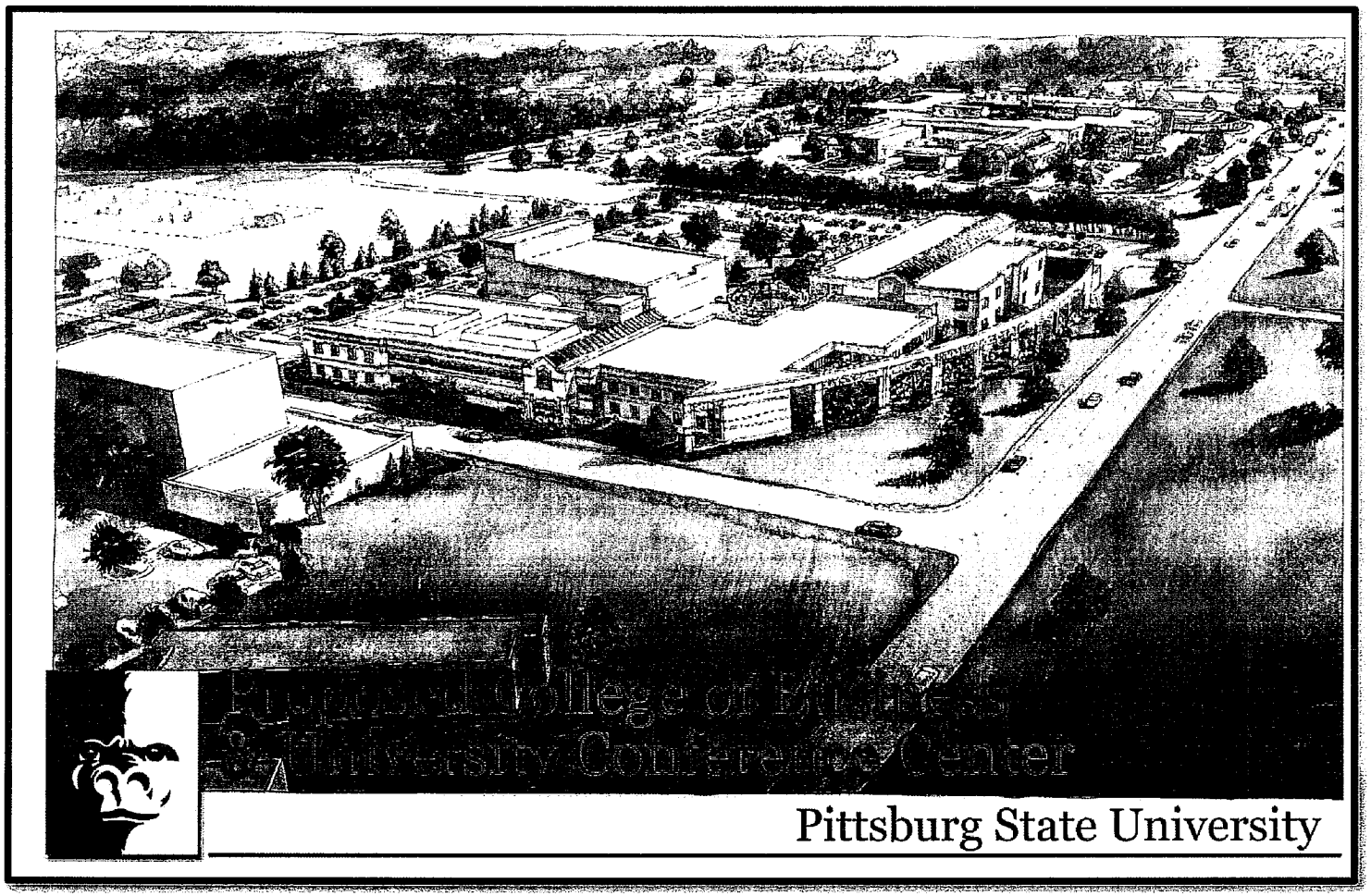
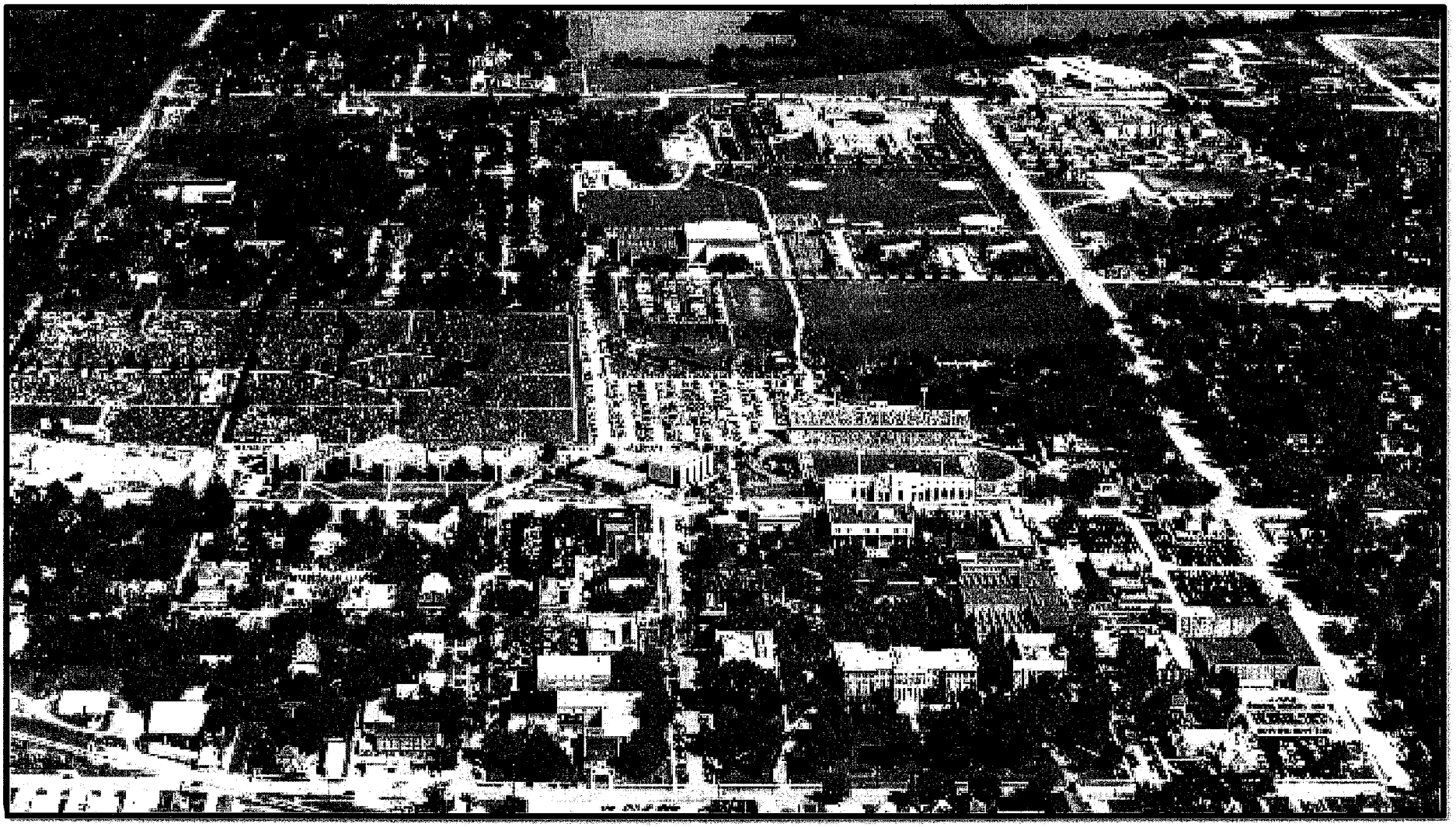
Future Projects



Future Projects



Pittsburg State University



FORT HAYS STATE UNIVERSITY

Forward thinking. World ready.

FISCAL YEAR 2011
CAPITAL IMPROVEMENT PRESENTATION

FOR THE

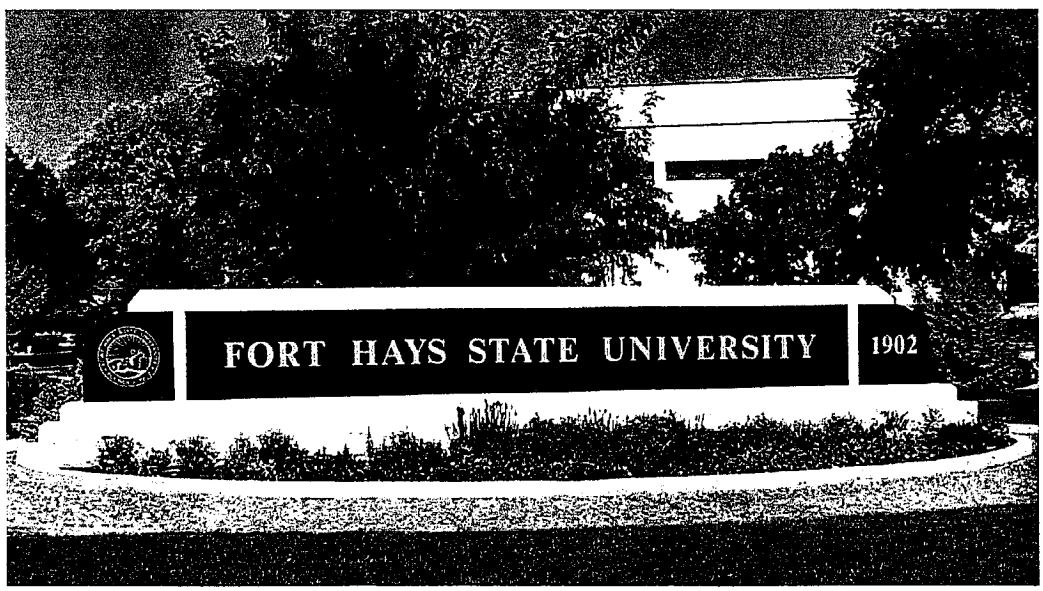
JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION

October 21, 2009

Attachment 4
JCSBC 10-21-09

Joint Committee on State Building Construction

Representative Jo Ann Pottorff, Chairperson
Senator Dwayne Umbarger, Vice-Chairperson
Senator Pat Apple
Senator Jay Emler
Senator Marci Francisco
Senator Laura Kelly
Representative Steve Brunk
Representative Bill Feuerborn
Representative Bob Grant
Representative Jason Watkins



KANSAS BOARD OF REGENTS INSTITUTIONS
FY 2011 CAPITAL IMPROVEMENT REQUESTS AND FIVE-YEAR PLANS

-YEAR CAPITAL BUDGET PLAN - DA 418A
DIVISION OF THE BUDGET
STATE OF KANSAS

AGENCY NAME: FORT HAYS STATE UNIVERSITY
October 1, 2009

PROJECT TITLE	ESTIMATED PROJECT COST	PRIOR YEARS COST	PRIOR YEARS FUNDS	CURRENT YEAR COST	CURRENT YEAR FUNDS	FY 2011 COST	FY 2011 FUNDS	FY 2012 COST	FY 2012 FUNDS	FY 2013 COST	FY 2013 FUNDS	FY 2014 COST	FY 2014 FUNDS	FY 2015 COST	FY 2015 FUNDS	SUBSEQUENT YEARS
Deferred Maintenance	$45,624,675	$3,455,000	IMP	$946,670	SGF/IMP	$5,564,900	SGF/IMP	$5,564,900	SGF/IMP	$5,564,900	SGF/IMP	$5,564,900	SGF	$5,564,900	SGF	$13,398,505
Subtotal State Funds	**$45,624,675**	**$3,455,000**		**$946,670**		**$5,564,900**		**$5,564,900**		**$5,564,900**		**$5,564,900**		**$5,564,900**		**$13,398,505**
Deferred Maintenance	5,375,325	1,564,725	UI	635,100	UI	635,100	UI	635,100	UI	635,100	UI	635,100	UI	635,100	UI	
Parking Maintenance & Improvements	400,000					400,000	PF									
McMindes Toilet-Bath Improvements	2,400,000			2,400,000	HF											
Soccer Facility	2,100,000	2,100,000	PG/T													
Wind Power Generation Facility	13,000,000	13,000,000	F/T/PG													
Subtotal Other Funds	**$23,275,325**	**$16,664,725**		**$3,035,100**		**$1,035,100**		**$635,100**		**$635,100**		**$635,100**		**$635,100**		
Total	**68,900,000**	**$20,119,725**		**$3,981,770**		**$6,600,000**		**$6,200,000**		**$6,200,000**		**$6,200,000**		**$6,200,000**	**0**	**$13,398,505**

FUNDING SOURCES:

AA - Athletic Association
CERTA-County Educ Research Triangle Auth
F - Federal
HF - Housing Funds
IMP-Infrastructure Maintenance Program
KBA-Kansas Bioscience Authority
PF - Parking Fees
PG - Private Gifts
RB - Revenue Bonds
RI - Research Institute
RF - Restricted Fees
SB - State Bonds
SF - Student Fees
SGF - State General Fund
T - Tuition
U - Union
UI - University Interest
VMR - Veterinary Medicine Hosp. Rev.

Agency: Fort Hays State University

DA-418B

Date: October 1, 2009

PROJECT REQUEST EXPLANATION

1. Project Title Deferred Maintenance Program	2. Project Priority A1-S_

3. Project Description and Justification

Picken Hall **$3,845,000**
Improvements to Picken Hall include new electrical service; new HVAC system; plumbing improvements; painting; floor finishes; ceiling tile replacement; door replacement; roofing repairs; asbestos abatement; and wood floor framing repairs.

Utility Tunnel Improvements – Quad to Rarick Hall (complete) **$ 336,000**
The project includes the replacement of portions of 1920's tunnel segments and tunnel caps.

Electrical System Improvements **$3,253,370**
The project includes major upgrades to existing high voltage conductors, switches and transformers throughout campus.

Street Improvements **$ 661,000**
The project includes the replacement of portions of 50+ year old deteriorated concrete paving.

Akers Energy Center **$1,123,500**
The project includes the replacement of three 39-year-old boilers with new efficient fire tube boilers.

Sheridan Hall Roof Repairs (complete) **$ 70,000**
This project includes removal and replacement of deteriorated EPDM roofing membrane over the fly loft area and other low slope roofing along the north and east roof edges.

Service Buildings Masonry Cleaning & Sealing (complete) **$ 60,000**
This project would include cleaning of all veneer surfaces, sealing of limestone veneers, miscellaneous tuckpointing and replacement of broken and deteriorated coping stones.

Cunningham Hall Gyms 100, 101, 102 and 121 (complete) **$ 35,000**
Originally constructed in 1973, these gym walls are in need of repainting. All wall surfaces are to be repainted with a combination of epoxy paint at lower surfaces and latex paint at upper levels.

Felten-Start Theatre Seating Replacement (complete) **$ 100,000**
This project provides for the replacement of (316) existing auditorium seats with new units. This auditorium is used by the Department of Communications for both dramatic productions and classroom space.

Campus Exterior Graphics – Phase II **$ 60,000**
This project provides for the installation of new traffic, parking and way-finding signage throughout campus.

Agency: Fort Hays State ersity

DA-418B

Date: October 1, 2009

PROJECT REQUEST EXPLANATION

1. Project Title:	2. Project Priority:
Deferred Maintenance	A1-S___

3. Project Description and Justification:

Fort Hays State University has identified the most critical deferred maintenance priorities, consistent with the Fall 2006 study that is the basis for this initiative, and adjusted in conformity with the Fall 2008 update to that study. The Board of Regents recognizes the need for some flexibility as the deficiencies listed in the study get translated into a practical project list. However, the Board has directed the Universities to produce projects lists that are clearly and powerfully aligned with the deficiencies noted in the study.

The projects listed on the attached sheets generally represent those that the University believes can be completed in the next two and one-half years. The State Educational Institution Long-term Infrastructure Maintenance Program legislation requires the Board of Regents to prepare a report similar to the 2006 study every two years. The 2006 study was updated in 2008. The next report which will be due on or before January 14, 2011 will evaluate priorities based on critical needs at that time.

4. Estimated Project Costs:		5. Project Phasing (each category includes related miscellaneous costs):	
A. Construction Costs (including fixed equipment & sitework)	$	A. Preliminary Plans	$
B. Design Fees		B. Final Plans	
C. Project Contingency		C. Construction Costs	
D. Miscellaneous Costs			
TOTAL	$40,000,000	TOTAL	$40,000,000

6. Amount by Source of Funding:

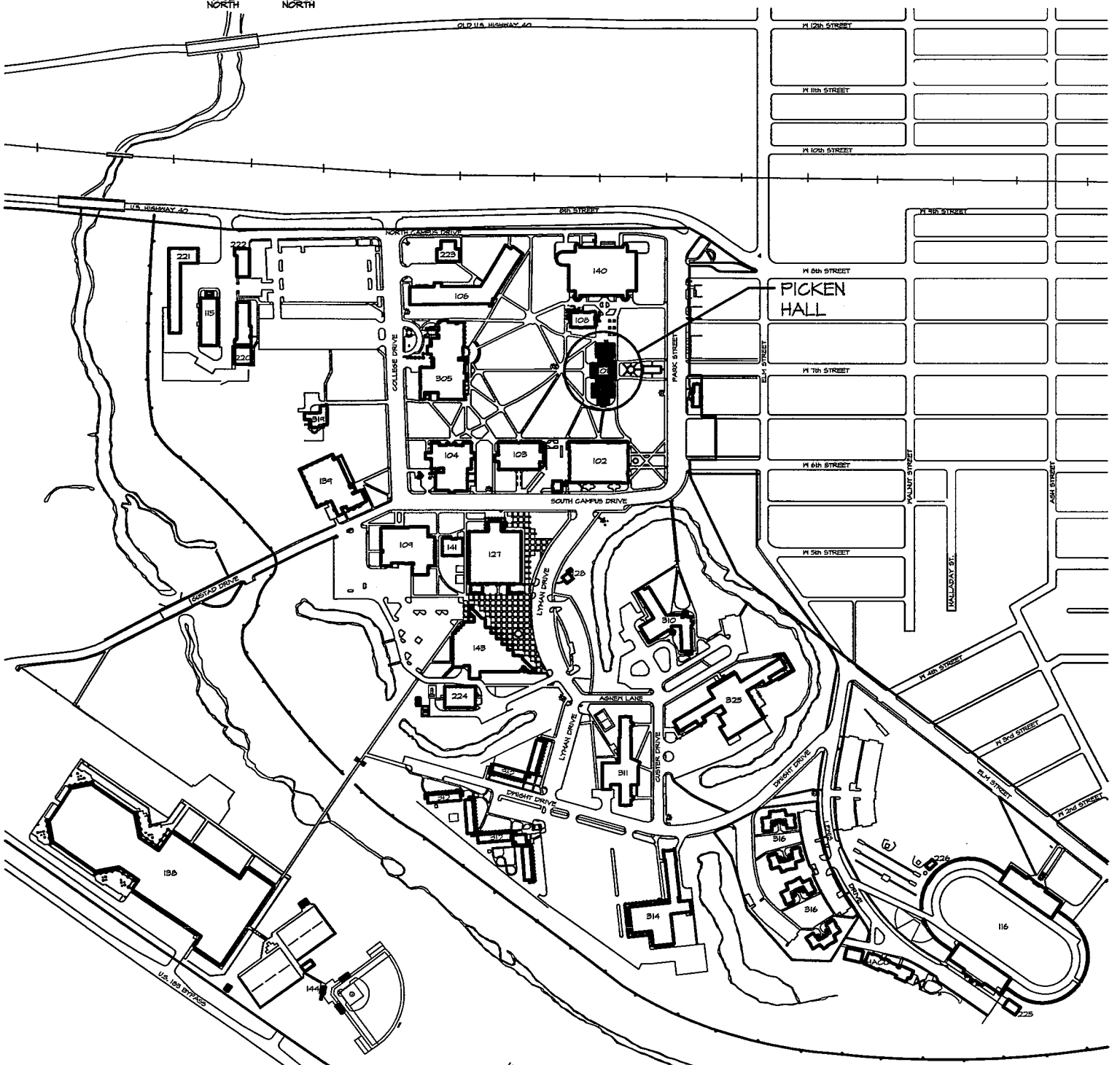
Fiscal Years	State General Fund	Infrastructure Maintenance Program	University Interest Earnings	Private Gifts or Federal Grants	User Fees (specify, *i.e.*, Housing, Parking, etc.)	Totals by Year
Prior Years		$3,455,000	$1,564,725			$5,019,725
Current Year		$946,670	$ 635,100			$1,581,770
FY 2011	$4,528,400	$1,036,500	$ 635,100			$6,200,000
FY 2012	$4,873,900	$691,000	$ 635,100			$6,200,000
FY 2013	$5,564,900		$ 635,100			$6,200,000
FY 2014	$5,564,900		$ 635,100			$6,200,000
FY 2015	$5,564,900		$ 635,100			$6,200,000
Subsequent Years	$13,398,505					$13,398,505
Totals by Funding Source	$39,495,505	$6,129,170	$5,375,325			$51,000,000

FORT HAYS STATE UNIVERSITY

1" = 500'

TRUE NORTH

PLAN NORTH



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319 - PRESIDENT'S RESIDENCE
325 - McMINDES HALL

500 - CAMPUS RELATED

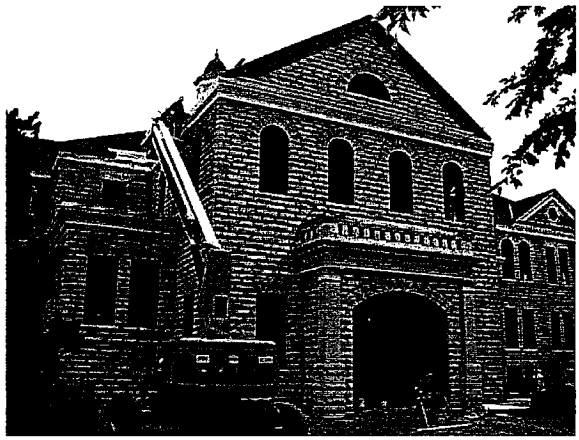
501 - ALUMNI ENDOWMENT BUILDING

4-6

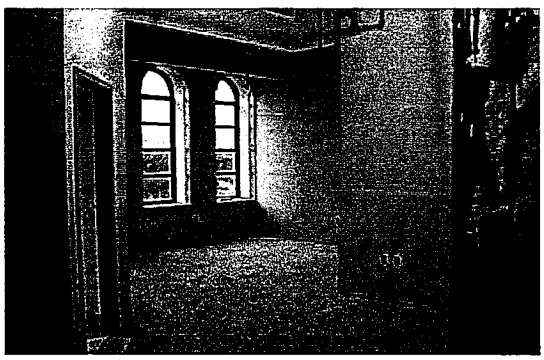
PROJECT: PICKEN HALL IMPROVEMENTS ($3,845,000)

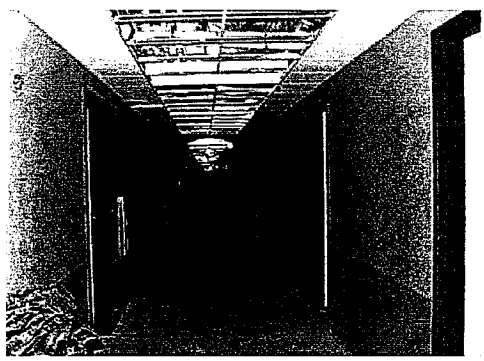
This project provides for a series of interior improvements to Picken Hall which include new electrical service, new HVAC system, plumbing improvements, painting, floor finishes, ceiling tile replacement, door replacement, roofing repairs, asbestos abatement, and wood floor framing repairs.

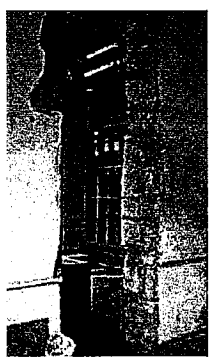
STATUS: Construction (50% Complete)
FUNDING YEAR: FY 2008, 2009

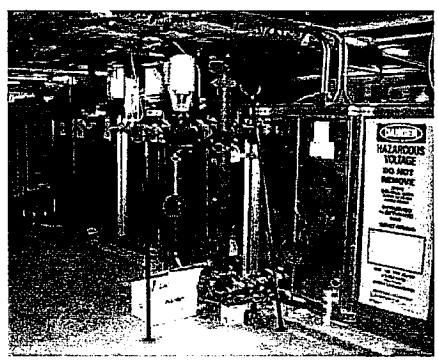


Picken Hall – East Elevation









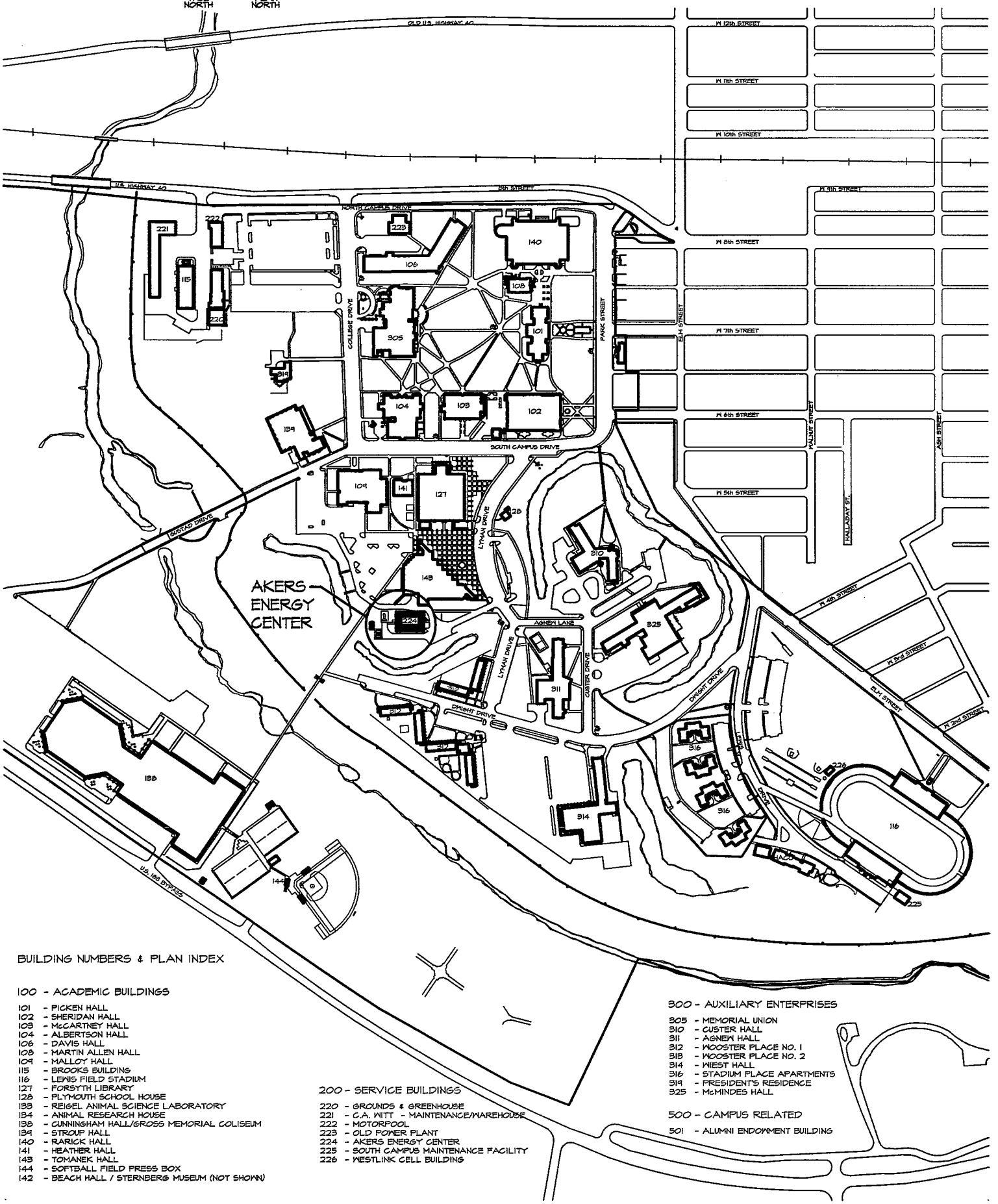
Picken Hall – Interior Photos

FORT HAYS STATE UNIVERSITY

TRUE NORTH

PLAN NORTH

1" = 500'



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325 - McMINDES HALL

500 - CAMPUS RELATED

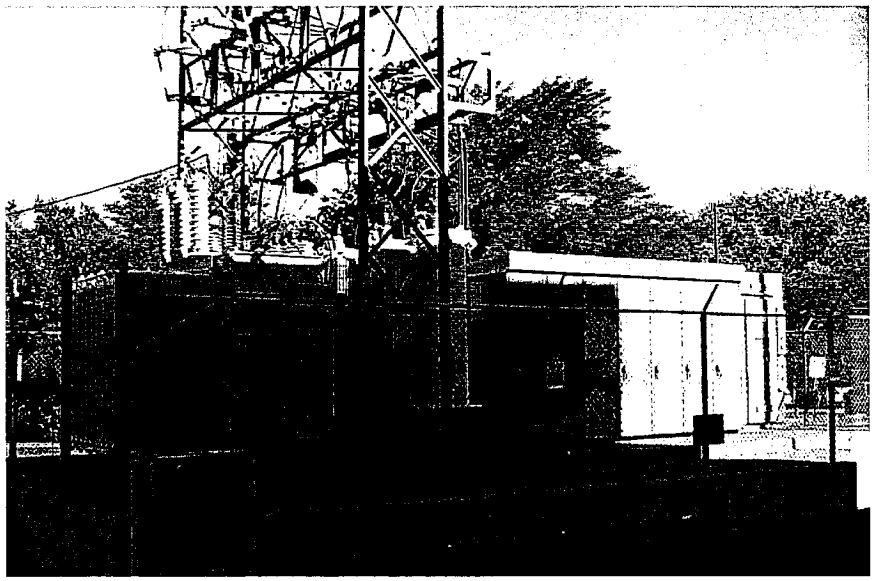
501 - ALUMNI ENDOWMENT BUILDING

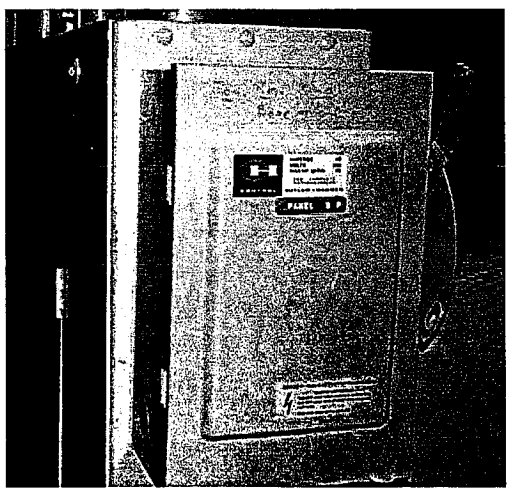
4-8

PROJECT: CAMPUS ELECTRICAL IMPROVEMENTS ($3,253,370)

This project is a comprehensive improvement plan for the campus electrical system. Anticipated improvements include conversion of primary power supply from a 4160 system to a 13,370 volt system, which would position the University for increasing power demands over the coming decades. Other improvements include new power conductors, building transformers, switches and point of entry equipment. Improvements are also envisioned to position FHSU to utilize power produced from wind turbines constructed on University land.

STATUS: Phase I Design Underway
FUNDING YEAR: FY 2010, 2011





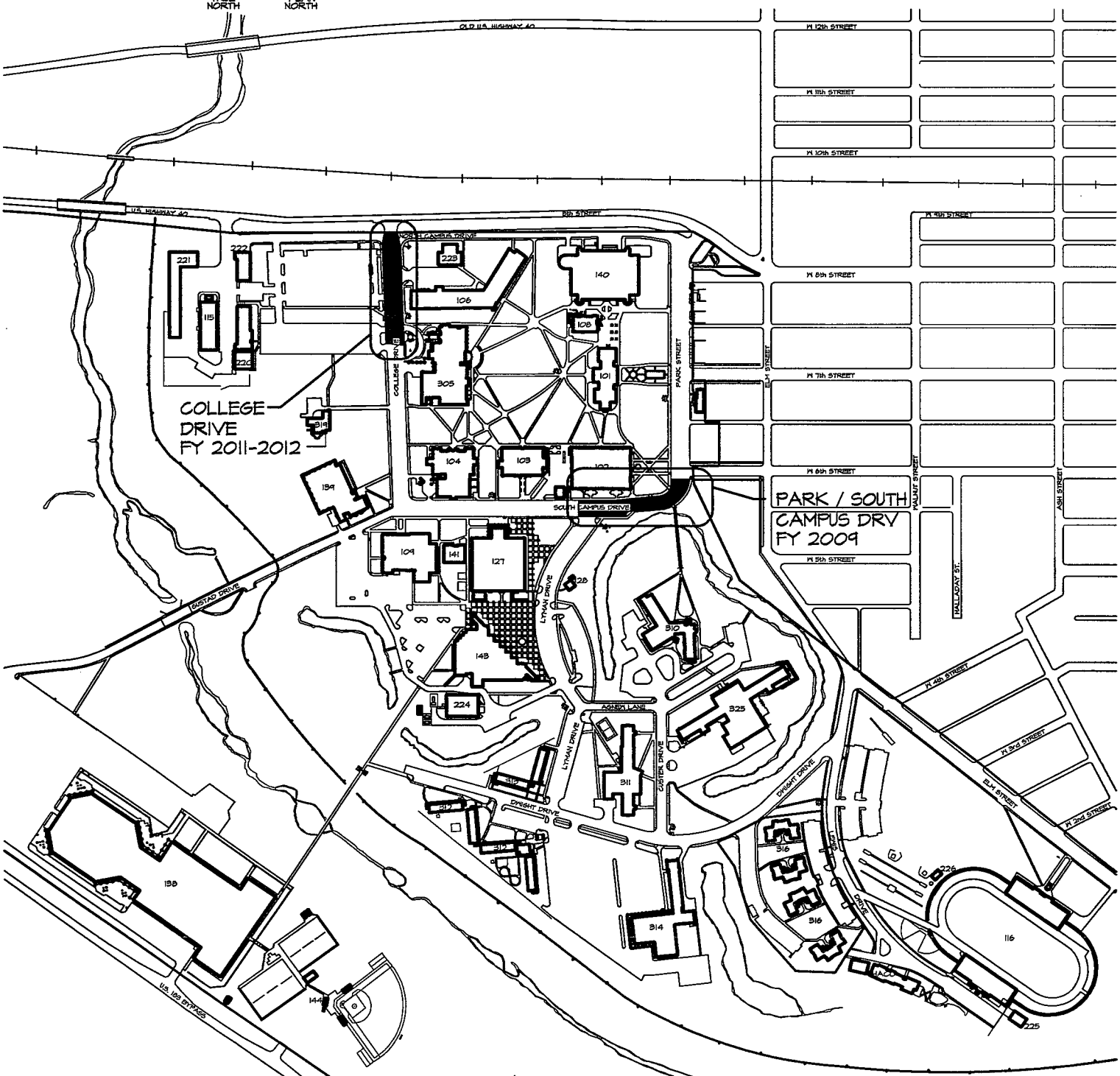
Existing Electrical System

FORT HAYS STATE UNIVERSITY

1" = 500'

TRUE NORTH

PLAN NORTH



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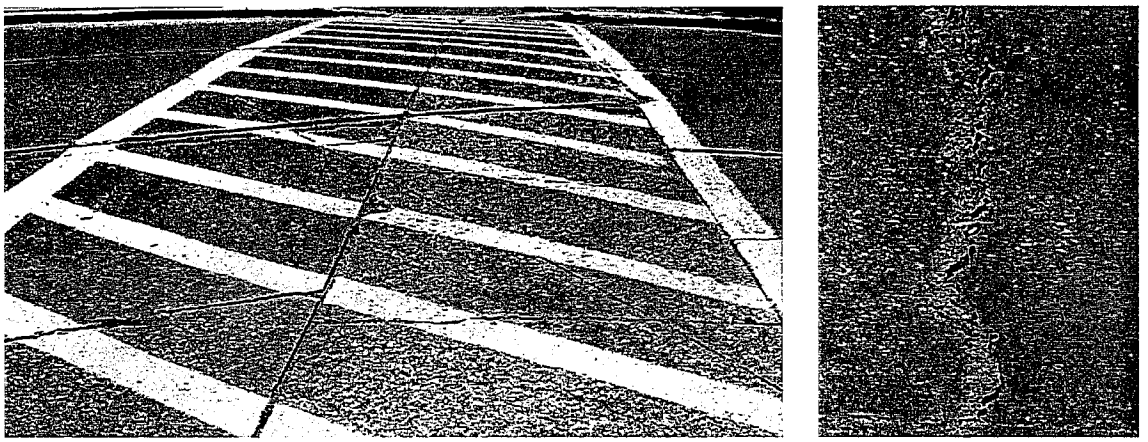
501 - ALUMNI ENDOWMENT BUILDING

4-10

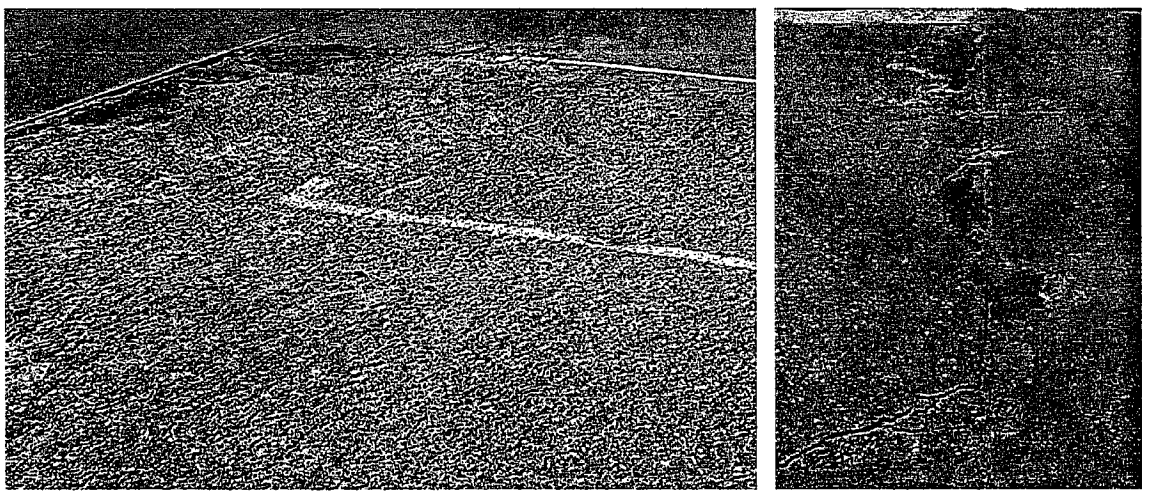
PROJECT: STREET IMPROVEMENTS ($661,000)

This project provides for the removal and replacement of concrete street paving. A significant amount of concrete street paving was installed throughout campus in the 1950's. Today, many segments of this street paving are (55+) years old. The pavement condition is predictably failing, given its age. This phase of replacement would fund replacement of approximately 25% of the (50+) year old paving.

STATUS: FY2009 Project in Design
FUNDING YEAR: FY 2009, 2011, 2012



Intersection of Park Street and South Campus Drive – Existing Paving



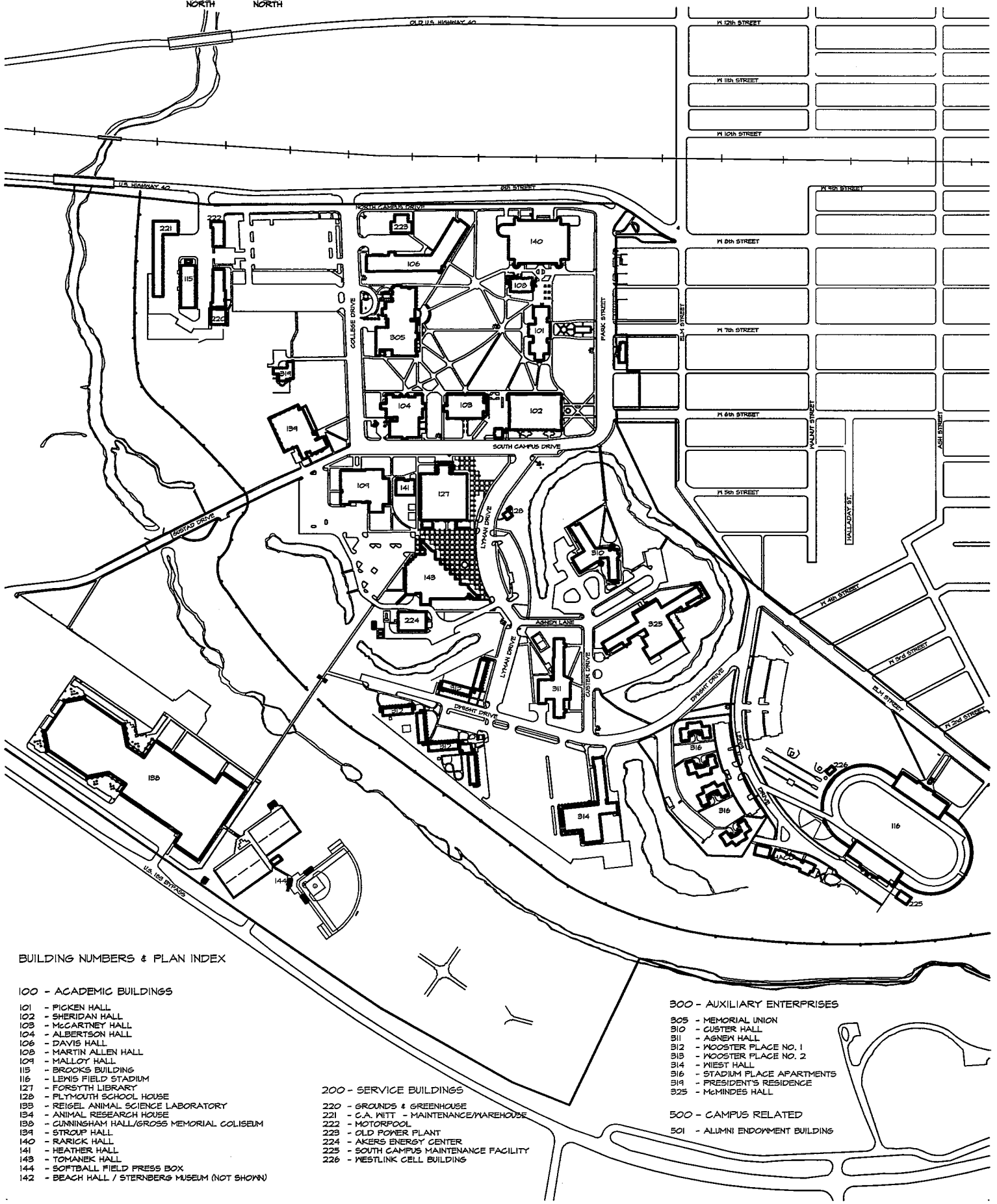
College Drive – Existing Street Paving

FORT HAYS STATE UNIVERSITY

1" = 500'

TRUE NORTH

PLAN NORTH



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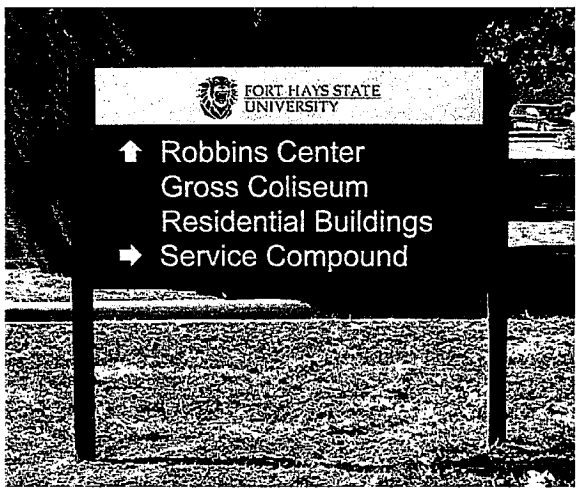
501 - ALUMNI ENDOWMENT BUILDING

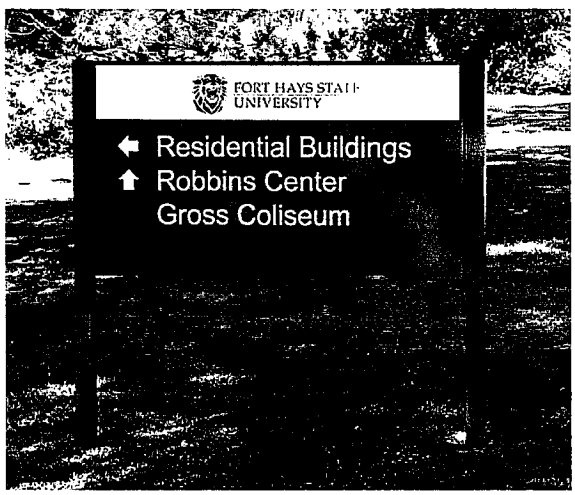
4 of 12

PROJECT: CAMPUS EXTERIOR GRAPHICS – PHASE II ($60,000)

This project provides for the installation of new traffic, parking and way-finding signage throughout campus. Deteriorated signage and inconsistent signage will be replaced with new signage of consistent size and design. New way-finding signage will also be added at strategic locations across campus.

STATUS: Signage Bid – Beginning Installation
FUNDING YEAR: FY 2008





New Way-finding Signage installed on Campus

DA-418B

Date: October 1, 2009

PROJECT REQUEST EXPLANATION

1. Project Title:
McMindes Hall Toilet-Bath Improvements

2. Project Priority:

3. Project Description and Justification:

McMindes Hall was completed in (2) phases in 1963 and 1965. This project provides for the renovation of the (12) resident toilet-bath rooms. Work will include converting the existing single toilet-bath spaces into individual toilet-bath compartments. This project will be paid from Residential Life Housing Reserves.

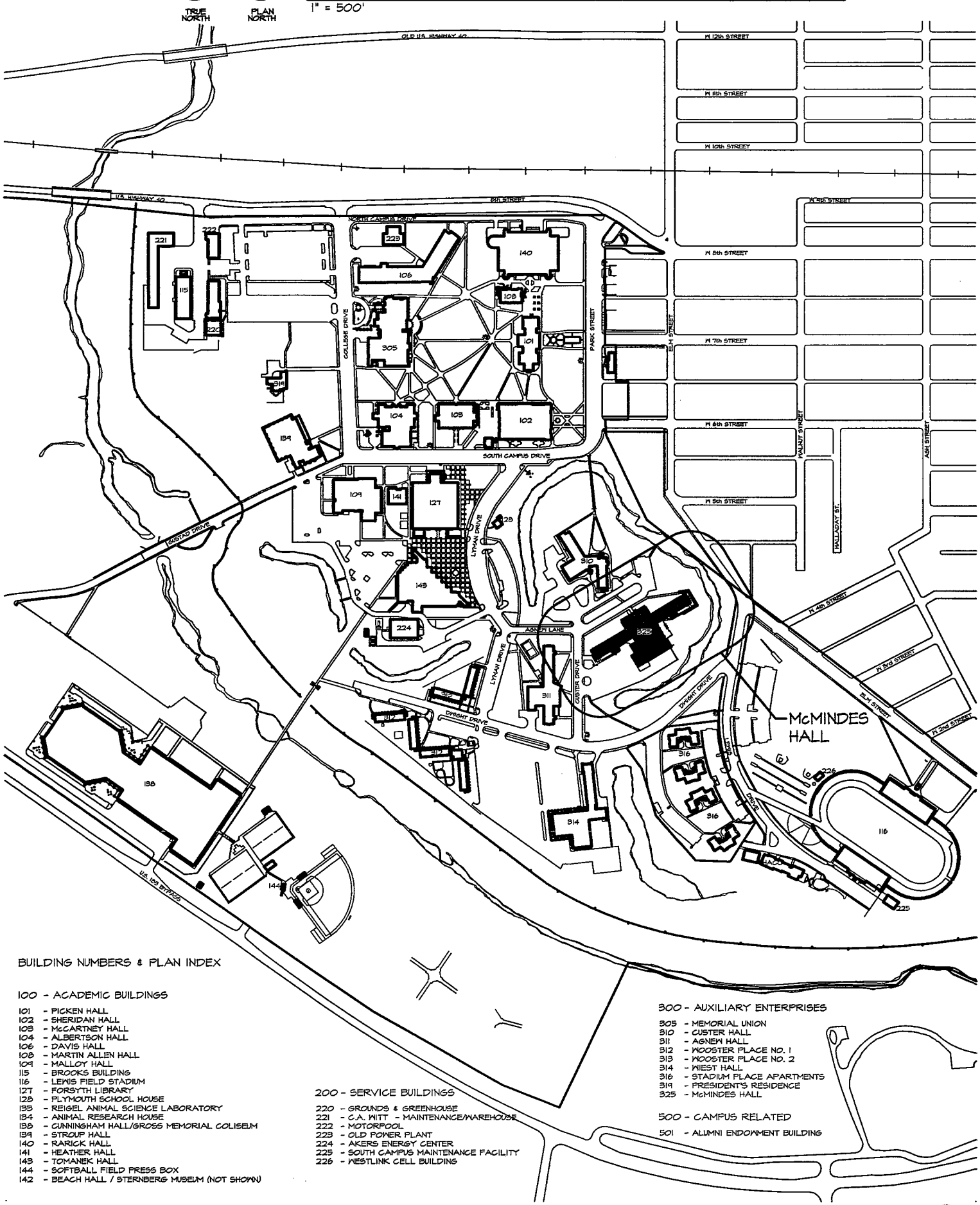
4. Estimated Project Costs:		**5. Project Phasing (each category includes related miscellaneous costs):**	
A. Construction Costs (including fixed equipment & sitework)	$2,000,000	A. Preliminary Plans	$ 30,000
B. Design Fees	100,000	B. Final Plans	70,000
C. Project Contingency	200,000	C. Construction Costs	2,300,000
D. Miscellaneous Costs	100,000		
TOTAL	$2,400,000	TOTAL	$ 2,400,000

6. Amount by Source of Funding:

Fiscal Years	State General Fund	Infrastructure Maintenance Program	University Interest Earnings	Private Gifts or Federal Grants	User Fees (specify, *i.e.*, Housing, Parking, etc.)	Totals by Year
Prior Years						
Current Year					$2,400,000	$2,400,000
FY 2011						
FY 2012						
FY 2013						
FY 2014						
FY 2015						
Subsequent Years						
Totals by Funding Source					$2,400,000	$2,400,000

FORT HAYS STATE UNIVERSITY

1" = 500'



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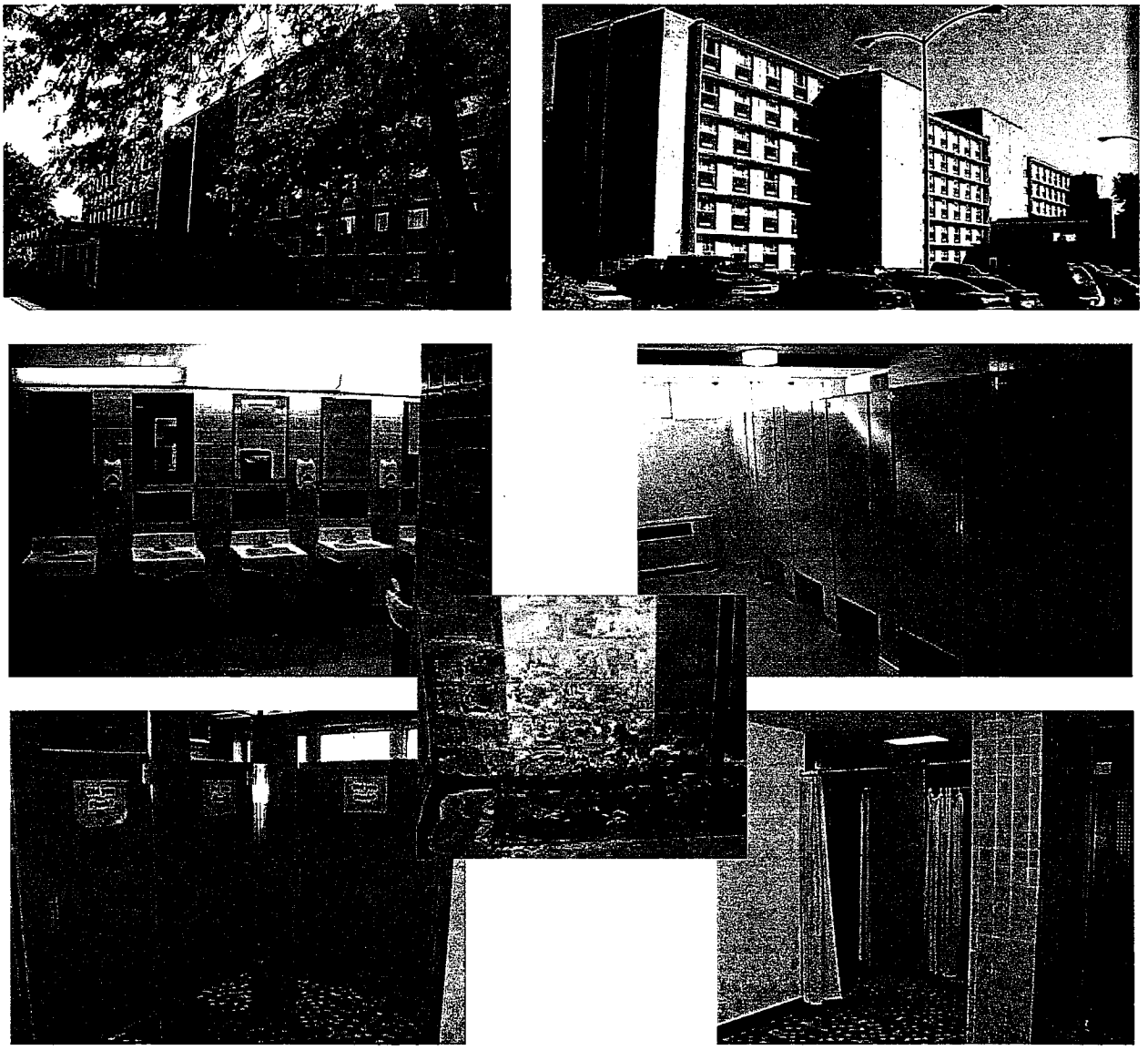
4-15

PROJECT: McMINDES RESTROOM UPGRADES ($2,400,000)

McMindes Hall was completed in (2) phases in 1963 and 1965. This project provides for the renovation of the (12) residential toilet-bath rooms. Work will include converting the existing single toilet-bath spaces into individual toilet-bath compartments. This project will be paid from Residential Life Housing Reserves.

STATUS: Construction Documents
FUNDING YEAR: FY 2010, 2011



EXISTING McMINES HALL RESTROOMS

DA-418B

Date: October 1, 2009

PROJECT REQUEST EXPLANATION

1. Project Title:	2. Project Priority:
Parking Improvements	N/A

3. Project Description and Justification:

The University's ten-year cyclical plan is continuously revised and updated in response to changing needs.

This request is based on a need to continue upgrading this very important infrastructure.

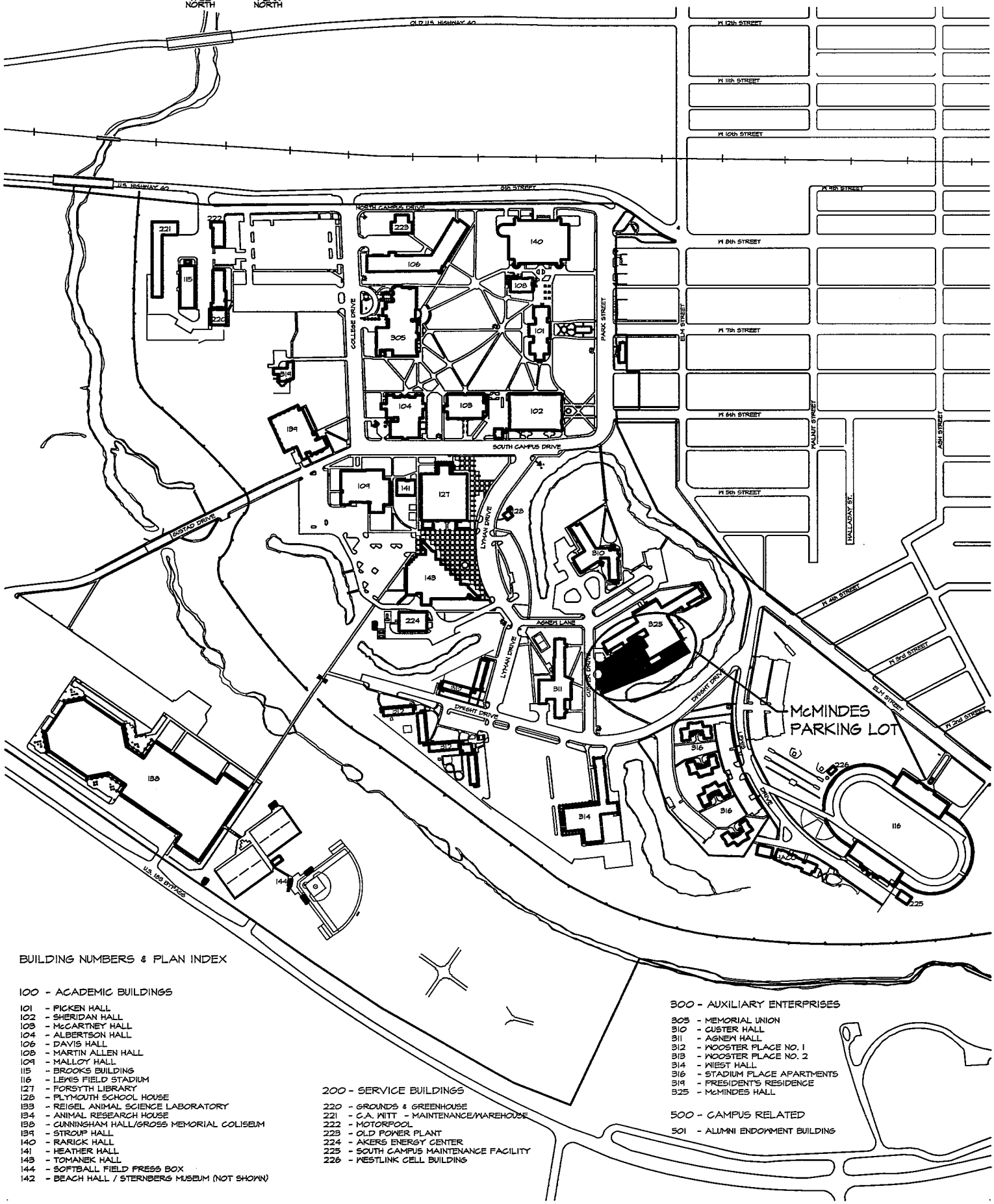
4. Estimated Project Costs:		5. Project Phasing (each category includes related miscellaneous costs):	
A. Construction Costs (including fixed equipment & sitework)	$ 400,000	A. Preliminary Plans	$ 400,000
B. Design Fees		B. Final Plans	
C. Project Contingency		C. Construction Costs	
D. Miscellaneous Costs			
TOTAL	$ 400,000	TOTAL	$ $400,000

6. Amount by Source of Funding:

Fiscal Years	State General Fund	Infrastructure Maintenance Program	University Interest Earnings	Private Gifts or Federal Grants	User Fees (specify, *i.e.*, Housing, Parking, etc.)	Totals by Year
Prior Years						
Current Year						
FY 2011					$400,000	$400,000
FY 2012						
FY 2013						
FY 2014						
FY 2015						
Subsequent Years						
Totals by Funding Source					$400,000	$400,000

FORT HAYS STATE UNIVERSITY

1" = 500'



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501 - ALUMNI ENDOWMENT BUILDING

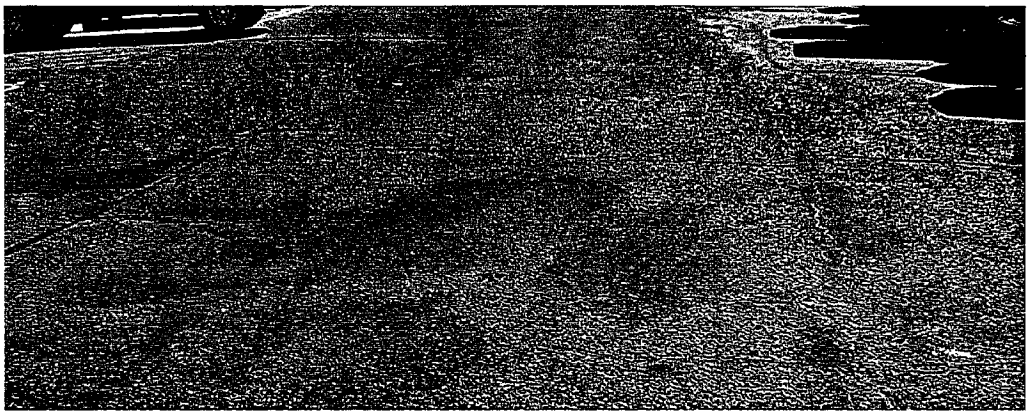
4-18

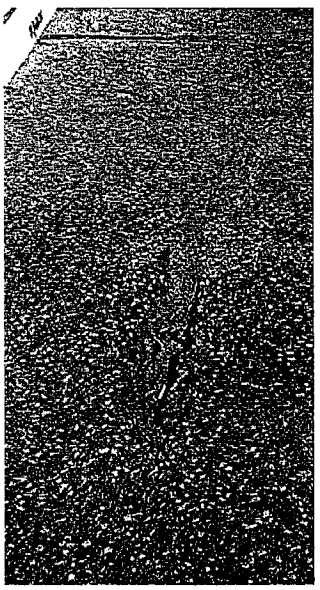
PROJECT: PARKING IMPROVEMENTS

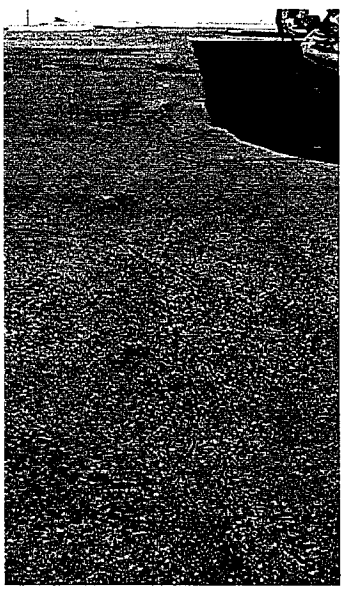
The University's ten-year cyclical plan is continuously revised and updated in response to changing needs.

This request is based on a need to continue upgrading this very important infrastructure.

STATUS:
FUNDING YEAR: FY 2011







McMindes Hall Existing Parking Lot

FORT HAYS STATE UNIVERSITY

Forward thinking. World ready.

Request to Raze
Agnew Hall

July, 2009

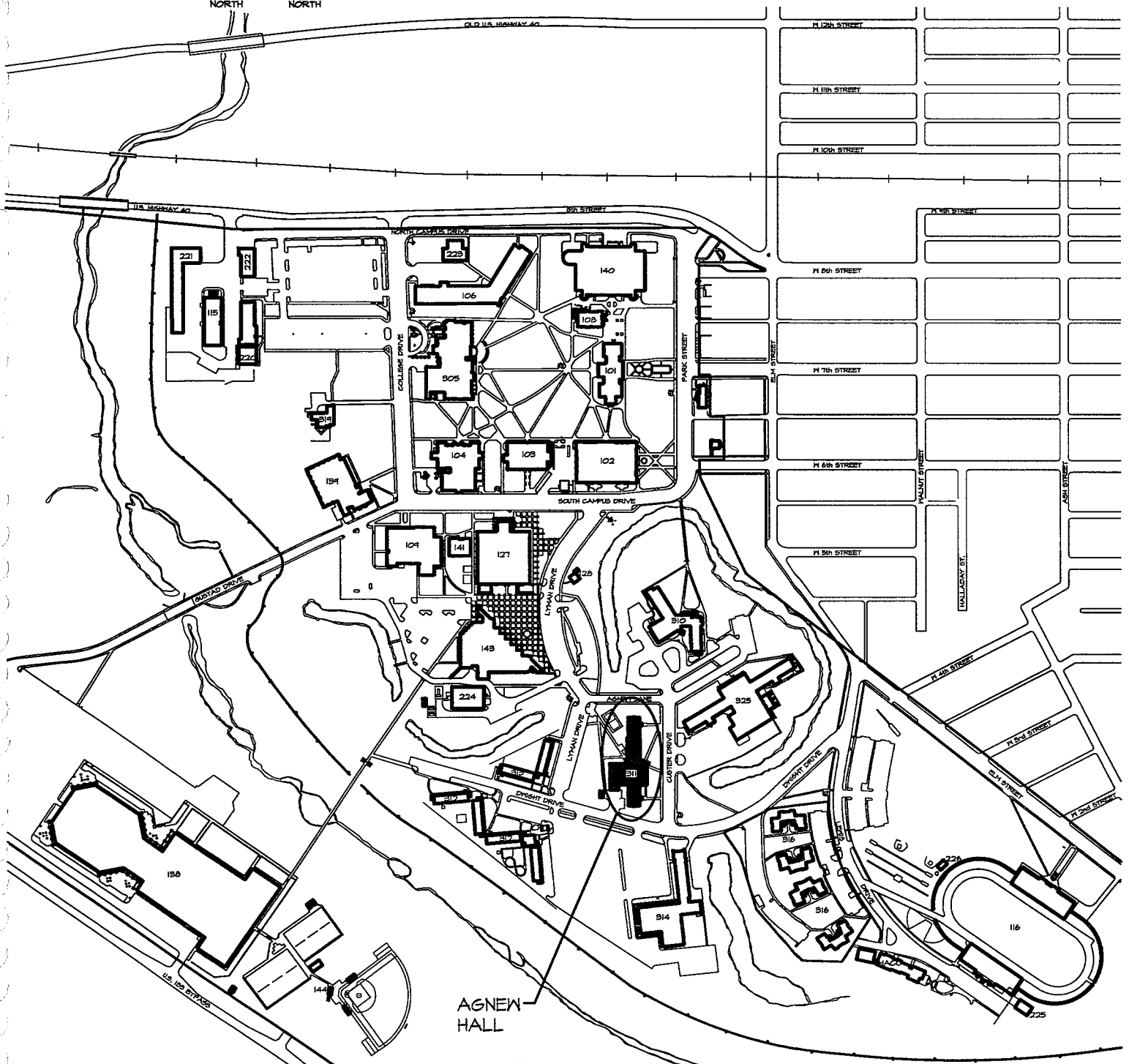
Attachment 5
JCSBC 10-21-09

FORT HAYS STATE UNIVERSITY

TRUE NORTH

PLAN NORTH

1" = 500'



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104 - ALBERTSON HALL
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109 - MALLOY HALL
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116 - LEWIS FIELD STADIUM
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140 - RARICK HALL
141 - HEATHER HALL
143 - TOMANEK HALL
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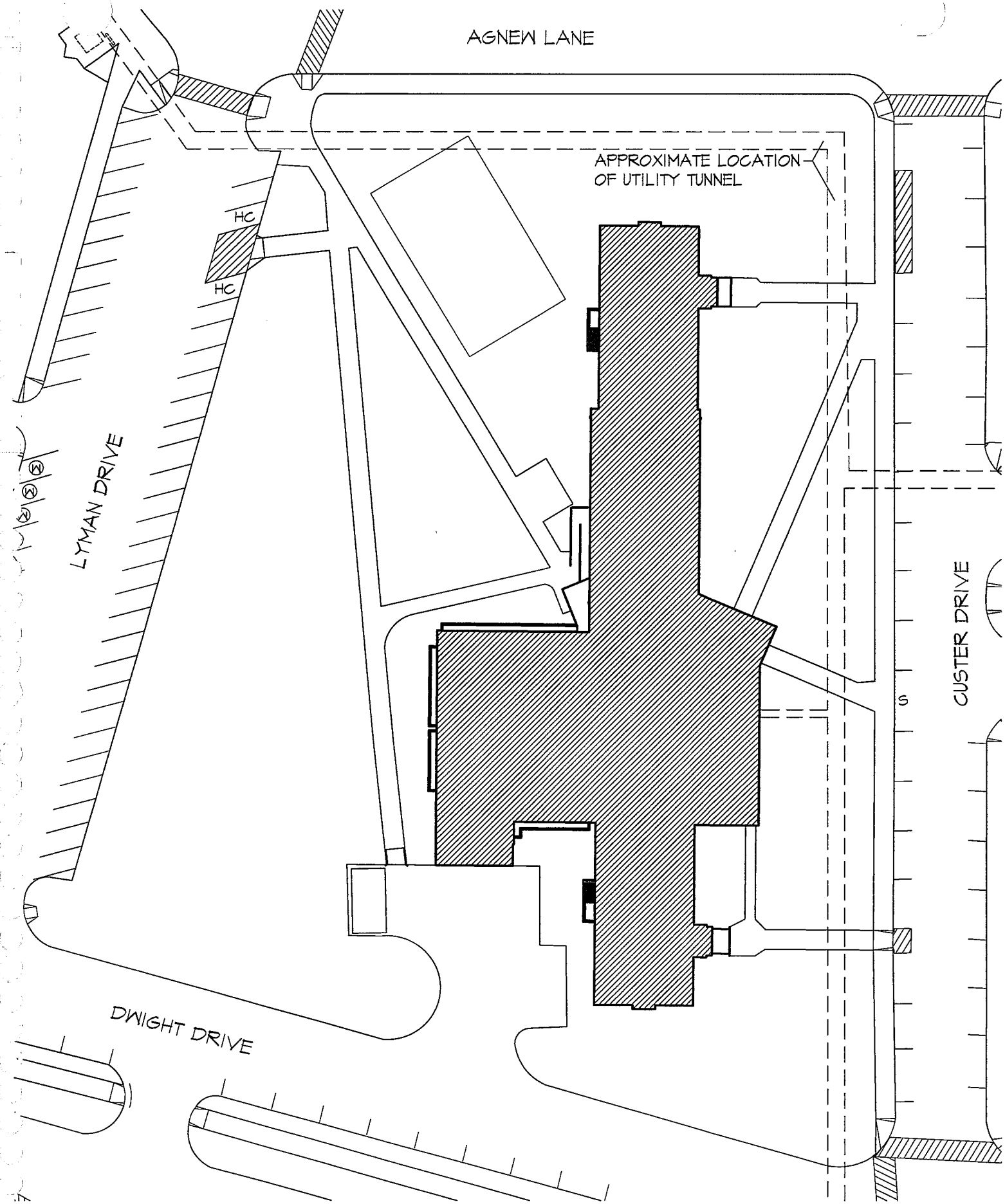
325 - McMINDES HALL

500 - CAMPUS RELATED

501 - ALUMNI ENDOWMENT BUILDING

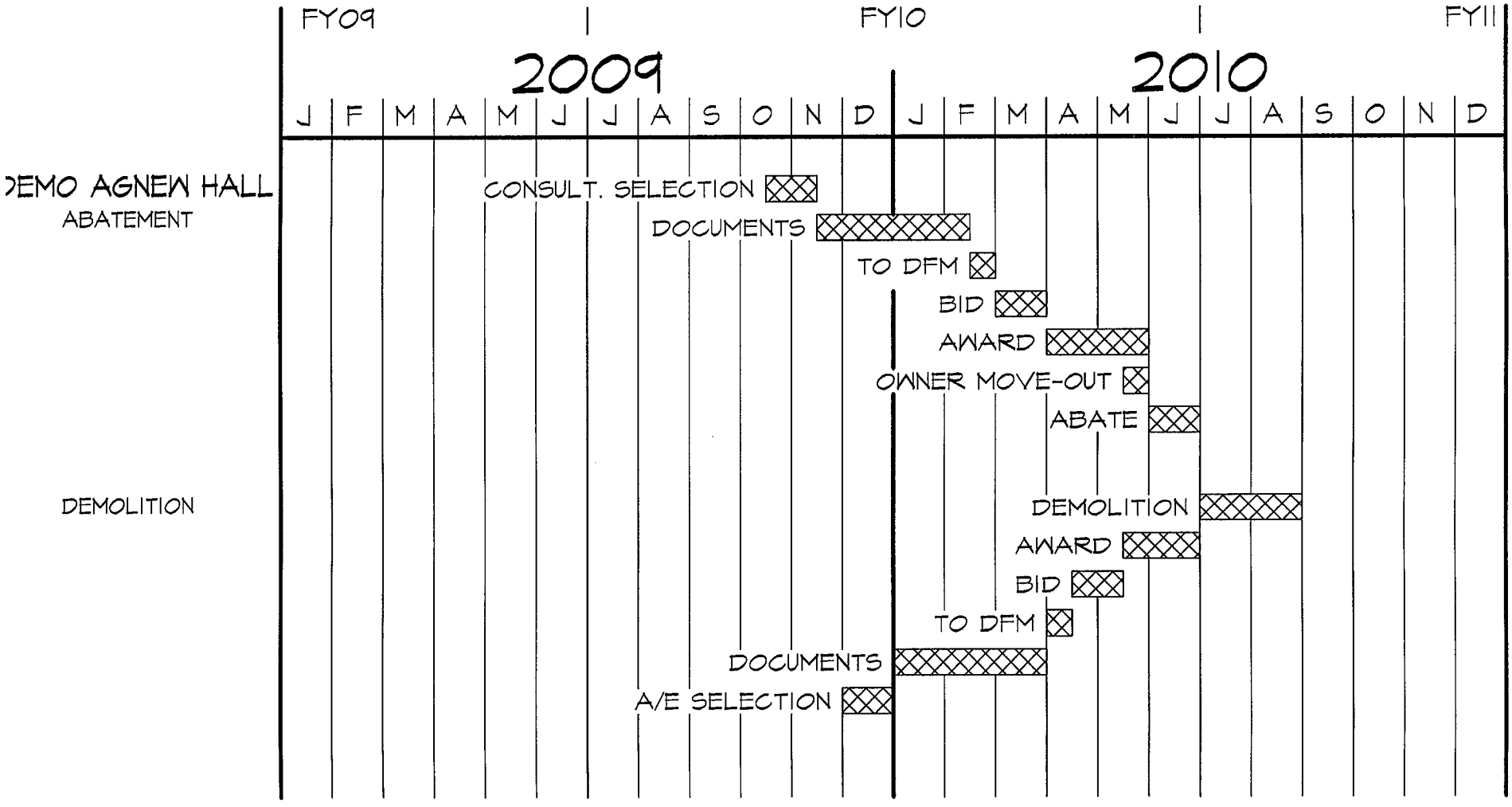
5-2



AGNEW HALL SITE PLAN

SCALE: 1" = 50'

RAZE AGNEW HALL SCHEDULE



Request to Raze Agnew Hall

Agnew Hall was constructed as a women's dormitory in two phases, from 1955-1957. The three-story structures at each end of Agnew were opened in 1955, with the four-story infill structure being completed in 1957. Agnew Hall was constructed as a twin to the already existing McGrath Hall, which served as a men's dormitory. McGrath Hall was razed in 1999, after it had been closed as a result of deteriorating condition and shrinking demand for housing. It had not provided housing for any significant number of residents during the preceding decade. When it opened in 1957, Agnew provided 85 resident rooms, housing a maximum of 166 residents. In its present configuration, Agnew could provide housing for a maximum of 156 residents. In fall of 2007, Agnew housed 61 residents. During the last five years, Agnew has averaged 77 residents. Agnew resident population during the last 20 years peaked in 1991 at 111 residents.

Agnew Hall contains approximately 59,800 gross square feet. The two structures completed in 1955 are three stories in height, with the lower level being a mid-height or garden level. The center section infill completed in 1957 is four stories in height, including the lower basement level. The center section once provided food service with a full service kitchen and dining hall for Agnew residents. Dining service was moved to McMindes Hall many years ago, with 75% of the existing kitchen/dining spaces being converted to maintenance offices and shop space.

In more recent history, Agnew was converted to a coed facility and became home to a number of upper level students. It was often referred to as the most popular housing facility for students remaining in campus housing beyond their freshman year. Unfortunately, its continuing deterioration, coupled with rising expectations from residents continues to reduce the number of residents who choose Agnew for residential housing. During the last twenty-year period, a very limited list of improvements has been undertaken at Agnew, beyond the routine maintenance projects. Those would include:

1.	1992 Fire alarm system improvements	$15,000
2.	1992 Partial ceiling replacement	25,000
3.	1994 Reroof	90,000
4.	1995 Exterior ADA entrance ramp	20,000
5.	1995 Window replacement, toilet/bath and ceiling improvements	380,000
		$580,000

Although the building is structurally sound, with reinforced concrete frame masonry infill and concrete floor roof decks, a number of existing challenges and deficiencies are present in the existing structure. Those would include, but are not limited to:

1. Exterior, limestone veneer surfaces are in need of cleaning, repair and tuckpointing.

2. Floor levels between the 1955 and 1957 structures do not match. This condition significantly limits movement throughout the facility by those who have mobility impairments. Correction of this condition is almost technically infeasible.

3. Central air-conditioning does not exist. Window air-conditioning units are installed on a per room basis, as required.

4. Toilet-bath facilities in large measure remain in their original configuration.

5. Resident room built-in furniture remains as originally installed.

6. A review of existing building components would indicate that approximately 38% of those components remain in good condition and would be suitable for reuse in a building renovation. With this number falling well below 50%, it is FHSU's desire to remove the structure, rather than extensively renovate it.

In addition to the obvious building deficiencies noted above, it is clear that students in 2009 do not find the double occupancy resident rooms, with common toilet-bath facilities as designed (55) years ago, to be a desirable living environment. Fort Hays State University desires to reconfigure the residential offerings to include a variety of housing options which include suite-style resident rooms, cluster-style resident rooms, 1- and 2-bedroom apartments and condominium-style apartments. Preliminary studies indicate the Agnew Hall site could support the construction of 180 beds of cluster-style housing. Given the age, condition and configuration of the present structure, a complete renovation and reconfiguration of Agnew into this new housing concept is not deemed to be a practical solution. Any such renovation would likely not result in creating a better sense of community, which could be accomplished through new building footprints. An interior renovation of the existing facility would also not create a new, modern imagery for residential housing.

Raze Agnew Hall
Demolition & Abatement

Project Cost Estimate – April 2009

Assumes May 2010 contracts

Demolition

$4.53 x 37% [↑ 2009] + 3% to 2010 = $6.34		
$6.34/s.f. x 52,400 =	$332,000	
Architect fee @ 7% =	23,000	
Soils testing =	5,000	
DFM fee @ 1.25% =	4,000	
Contingency @ 5% =	17,000	
	$381,000	
	round to	$380,000

Abatement

$1.77 x 37% [↑ 2009] + 3% to 2010 = $2.48		
$2.48/s.f. x 52,400 =	$130,000	
Consultant fee @ 5% =	7,000	
DFM fee @ 1.25% =	2,000	
Contingency @ 5% =	7,000	
	$145,000	
	round to	$145,000
		$525,000

Property Description

A tract of land including a building footprint of 21,409 square feet, more or less, with a northwest corner point of beginning located 61' 3" south of Agnew Lane, back of curb, and 80' west of Custer Drive, back of curb, part of a 185-acre tract of Fort Hays State University, located in the north half of Section 5, Township 14, Range 18, Ellis County, Kansas.

FORT HAYS STATE UNIVERSITY

Architectural Program

McMINDES HALL
TOILET-BATH IMPROVEMENTS

March, 2009

Attachment 6
JCSBC 10-21-09

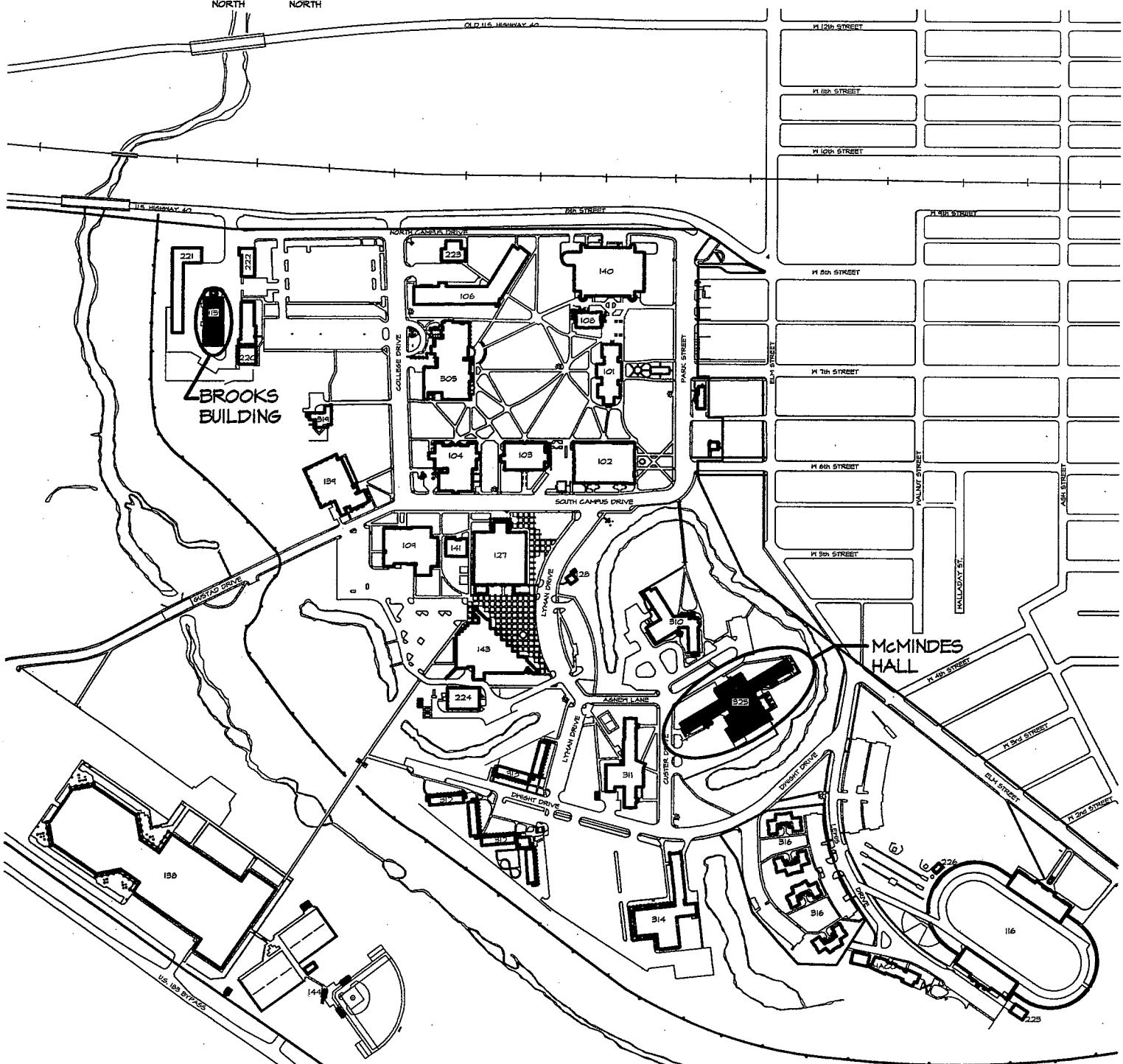
Table of Contents

FORT HAYS STATE UNIVERSITY

1" = 500'

TRUE NORTH

PLAN NORTH



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6-3

Introduction

In 2002 a comprehensive program statement was developed and approved, which outlined several components of renovation to McMindes Hall. This program included a complete renovation of the existing dining facility, reconfiguration of existing gang style residential restrooms into private restroom compartments, replacement of resident room fan coil HVAC units and associated piping, renovations to existing resident rooms, new resident room furnishings and installation of a new fire alarm system throughout the facility. The entire project was bid in Spring 2003. All bids received at that time exceeded established budgets. Given the realities of bonding limits and debt service payments, it was determined to rebid the project and undertake only work associated with the dining facility. The remaining components of work were planned to be undertaken in incremental projects which could be funded from Residential Life cash reserves. Each phase of work would be undertaken when cash reserves were available to fully fund the project. With the replacement of fan coil units and HVAC piping to be complete by summer of 2009, the University has determined its next priority is to fund and implement a project providing for the reconfiguration of existing toilet-bath rooms into private toilet-bath compartments. The project is planned to be completed over (2) consecutive summers. Although this project could be completed more efficiently in one extended term of construction, it is fiscally impractical to do so, as the current operating budget requires a revenue stream from all available resident rooms during the Fall-Spring terms. This project will also require abatement of asbestos-containing mudded pipe joints located in each toilet-bath room.

History of Development

University

When the federal government abandoned the 7,600 acre Fort Hays Military Reservation in western Kansas in 1899, area residents petitioned the government to turn over the property for an experimental station, a park, and a state college. The legislation was signed in 1900 and the college opened on June 23, 1902, as the Western Branch of the Kansas Normal School of Emporia with 4,160 acres of land. Later, in 1914, the University became independent from the Emporia State Normal School and the name of the institution was changed to Fort Hays Kansas Normal School.

The Western branch started with a two year appropriation of $12,000 and thirty-four students. The original campus was sited south of its present location at the fort, and consisted of the hospital building, the guard house, three officers quarters and the block house. The hospital, which was later moved to the new campus, was the main building.

Planning for a new campus began at the very start. The fort location was unsuitable due to a lack of water and the distance to Hays City. The handicaps of the hill top location were alleviated in 1903 when the state legislature appropriated money for a permanent building for the School. The site chosen for Academic Hall, later Administration Building, and now Picken Hall, was a flat area bordered on the south by Big Creek and on the north by the railroad. Construction was completed in 1904. A gymnasium, later named Martin Allen Hall, was built in 1905. Subsequent wing additions to Picken Hall were completed in 1908.

Two major buildings were constructed in the next decade. The Agricultural High School Building was constructed in 1912. Later this building was called the Industrial Building, and then Rarick Hall. Old Rarick Hall was razed in 1978. Sheridan Coliseum was completed in 1917. Originally built as a multi-purpose and classroom building, the structure was later used to house University offices. The original power plant constructed in 1911 was destroyed by fire in 1930. Its replacement, built in 1932, is now referred to as the Old Power Plant that sits at the northwest corner of campus. A modern power plant, the Akers Energy Center, was constructed in 1968 south of Forsyth Library and is in use today.

Several buildings were constructed in the 1920s, including Elizabeth Custer Hall completed in 1923 and Cody Commons cafeteria in 1923. Two academic buildings were added: Forsyth Library, now McCartney Hall, was finished in 1926 and would house the Library for about forty years. Albertson Hall was built a year later. The name of the school was changed in 1923 to Kansas State Teachers College of Hays, and in 1931 to Fort Hays Kansas State College.

The Great Depression years of the 1930s saw little state funding for buildings. The building and renovation that took place during this period was through the federal New Deal programs. Improvements such as foot bridges, tennis courts, the lily pond and fish pool were typical projects during this era. One major WPA project during this time, was

construction of Lewis Field Stadium, completed in 1939. In addition to the stadium seating, the structure was designed with dormitory, recreational, and study space beneath the seats and press box.

The Second World War had a significant effect on future buildings at the college. The influx of veterans returning to school after the war exerted enormous pressures for physical growth. This, compounded with the lack of development during the depression years, created a need to make up for a nearly twenty-year lapse in construction. However, the only new building constructed during the 1940s was Men's Residence Hall (later renamed McGrath Hall), which was completed in 1942.

The 1950s and 1960s were vigorous decades for new construction and remodeling. The Applied Arts Building, now Davis Hall, was completed in 1952, as well as an addition to Custer Hall that same year. A south wing was added to McGrath Hall in 1952 and a new center wing in 1955. The President's residence was completed in 1954. Agnew Hall, a dormitory for women, was completed in 1957. A major addition to Cody Commons was renamed the Memorial Union and dedicated to alumni and former students who died in the nation's wars. A subsequent addition to the Union in 1970 included the razing of Cody Commons.

Construction of the first married students' apartments, named Wooster Place, and a new men's dormitory, Wiest Hall, was completed in 1961. McMindes Hall for women was constructed in 1963, and additional student apartments were built in 1964. An addition to McMindes in 1965 completed this building.

A fine arts building, Malloy Hall, was constructed in 1965, and Forsyth Library was built in 1967. Originally designed as a three-story structure, the library's top floor was omitted due to budget complications. Other projects completed in the 1960s included a new wing to Albertson Hall in 1962 and service buildings constructed in 1960 to house garage, maintenance shop, and warehouse functions.

The "B" wing of Wiest men's residence hall was completed in 1970. The physical education and field house complex, named Cunningham Hall and Gross Memorial Coliseum, was completed in 1973. These were the only new buildings constructed in that decade. However, there were extensive renovation projects in several buildings including Picken and Albertson Halls, the remodeling of McCartney Hall, and finishing Forsyth Library basement. In 1977, the college became a university and was given its current name, Fort Hays State University.

Construction projects in the 1980s included three new buildings: Stroup Hall, which houses the Department of Nursing; Rarick Hall, a large general classroom building; and Heather Hall, the home of the radio and television department. All three structures were completed in 1981. A major renovation of Sheridan Coliseum was completed in 1991. This building includes a performing arts center and administrative offices. The building has been renamed Sheridan Hall.

In 1992, Fort Hays State University accepted the gift of a unique building in Ellis County, immediately east of the city limits of Hays. Additionally, a local businessman donated more than 22 acres of land adjacent to the building. The building and adjacent land were envisioned to serve as the new home of the Sternberg Museum. The new Sternberg Museum opened on March 13, 1999, with the completion of Phase 1 renovations.

Construction of a new Physical Sciences building, named Tomanek Hall, was completed in 1995. This facility houses the University Computing Center as well as Chemistry, Geosciences and Physics Departments. In conjunction with this project, a new tennis court facility was completed in 1993.

Lewis Field Stadium-Phase 1 was also completed in 1993. This project included installation of a new artificial turf football field, synthetic running track and field events. Phase II, completed in April of 1997, provided new bleacher seating and a two-story press box with elevator. Renovations completed in 2001 included new track locker rooms at west stadium and a sports medicine center at east stadium. Renovations of the football locker room and equipment rooms will complete in Spring 2006. Team meeting rooms located in the upper level are scheduled for renovation in Spring 2007.

Complete renovation of Martin Allen Hall was undertaken in 1998. This third renovation of the 1905 structure provided the final home for the Psychology Department. Renovation of Albertson Hall also completed in 2000. This (2) year renovation project provided new classrooms, laboratories and office space for the Departments of Biological Sciences, Agriculture, Allied Health and Communication Disorders. Remodeling of first floor McCartney Hall was completed in May, 2002. The first floor space, formerly used by the Sternberg Museum, now provides additional office space, classroom space and computer labs for the College of Business. Remodeling of 3rd floor was completed in 2004. The final phase of remodeling at 2nd floor will complete in Spring 2006.

A number of significant Residential Life Improvements were also completed in recent years. In Fall 2003, complete renovation of the McMindes Cafeteria and dining room was completed. Wooster Place I and II, which provides (84) 1- and 2-bedroom apartments, was completely remodeled for the first time since their original construction. Work was completed in Spring 2005. Construction of the new Stadium Place Apartment complex was completed in Fall 2005. The complex provides (40) apartments in 2- and 4-bedroom configurations. This project was built and financed by a private developer. Expansion of the McMindes Hall dining area was completed in early 2006. This expansion provided (100) additional seats in the dining room, which is now the central dining facility for McMindes, Wiest, Agnew and Custer Hall residents.

The first significant renovation of the Memorial Union since 1970 commenced in 2005. The renovation and addition to this 96,000 s.f. facility was completed in the summer of 2007. The Fort Hays State University Foundation and the Alumni Association constructed a new facility to house their operations. They occupied the new Robbins Center in the fall of 2007. Historic Picken Hall is currently undergoing its first complete

building renovation in almost (50) years. The renovation and building addition is scheduled to be completed by summer of 2010.

Noteworthy physical features on campus include Big Creek, which meanders through campus and which on occasion has reached flood stage, thus the levee network that bounds campus. Stone is the favored exterior building material. The quadrangle in the center of the central campus core provides a park-like setting that is used for a number of events. The classical colonnade on the west side of Picken Hall provides a sense of academe and is the inspiration for the University's logo.

General Considerations

GC-1 Program Statement Purpose

The purpose of this statement is to provide information needed for preliminary planning by the associate architect. Although this is the primary purpose, this document will also be used to communicate information to others, including the Kansas Board of Regents, Division of the Budget, Division of Facilities Management, Joint Committee on Building Construction, and legislative staff. Therefore, this is a multi-purpose document, and the contents may not be applicable to all involved.

Additional details as required will be developed in concert with the architect by personnel representing the units assigned to the facility as coordinated by the Office of Facilities Planning.

GC-2 Refinement of Program Statement

It is probable that revisions and certainly expansion of the information contained in this document will be forthcoming. This program statement is but the first step in the planning process and not an end product. Unknowns at the time of this writing will require that the document be reviewed in upcoming months.

GC-3 Performance Guidelines

The associate architect will be selected in accordance with current state statutes and regulations, and will comply with the guidelines established by the Division of Facilities Management in its latest listing of Policies and Procedures. The facilities must satisfy existing and expected OSHA and EPA standards.

GC-4 CADD Drawings

In order to readily maintain University inventory drawings and to expedite future remodeling projects, the associate architect will be required to furnish CADD (Computer Aided Drafting/Design) drawings on CDs that are compatible with the hardware and software that are owned by the Office of Facilities Planning.

All drawings will be computer generated, organized and layered as set forth in the Division of Facilities Management listing of Policies and Procedures. At project completion, copies of CAD documents are to be forwarded to the Office of Facilities Planning and the Division of Facilities Management.

GC-5 Identification of Areas

The final design development plans for each floor will include a table showing room number and description, room code from this program, and the net assignable square feet (NASF) of each room. The plans will also show the total NASF and gross square feet (GSF) for each floor and for the building.

GC-6 Planning for the Physically Challenged

Fort Hays State University is committed to providing a barrier-free environment for this special population. Design of the building should not only comply with the ADAAG Standards, but the architect is encouraged to exceed these requirements whenever practical.

GC-7 Lighting

Lighting design shall follow the recommended and accepted illumination levels consistent with energy conservation and visual performance. The number of foot candles of illumination for particular functions should be in accordance with the Illumination of Engineering Society (IES) Handbook, latest edition. All fluorescent fixtures should include electronic ballasts and T8 lamps. Fluorescent lamps are also required at downlights.

GC-8 Movable Equipment

All movable equipment will be furnished by the University and will not be a part of the construction contract unless stated otherwise in this program statement.

GC-9 Doors, Windows, and Hardware

Where new aluminum and glass doors for outside entrances are used, they shall be sturdy, heavy gauge metal with wide stiles, and rails. The frames need to be of equal quality, strength and stability.

Where windows are provided, the windows shall be operable to allow ease of cleaning from within the building and to allow ventilation in the event that the HVAC system becomes inoperable. Windows must be lockable and provisions for sun control shall be considered.

The Residential Life master key system utilizes Sargent lock cylinders. Although other door sets can be considered, the cylinders shall be compatible with existing door hardware in the event that existing lock sets are re-utilized. Generally, it is assumed that each department will be keyed to submaster keys, the building will have a master key and all doors will accept a grand master key.

GC-10 Non-Assignable Rooms

Restrooms, mechanical rooms, custodial closets, telecommunications rooms, etc. are vital to all university buildings. Typically, only assignable rooms are listed, such as those outlined in the Space Summary and Space Descriptions of this document. The aforementioned non-assignable rooms are a part of the net/gross ratio for a building.

GC-11 Building Expansion

Possible future expansion shall be an integral part of the planning process. This impacts on the design, raising such issues as site restrictions, orientation, etc.

GC-12 Disaster Management

All pipes, ducts, etc. shall be clearly marked for content and direction of flow. A concise manual (with schematics) should be prepared to assist untrained personnel in locating valves so they can handle emergency situations.

GC-13 Floor Finishes

Floor finishes in toilet-bath areas are currently ceramic tile. New floor surfaces should also be ceramic tile.

GC-14 Fire Alarm System

The current fire alarm system is a zone Simplex system. It is anticipated this system will be modified as required throughout the renovated area. This building is currently connected to a central monitoring point.

GC-15 Fire Suppression System

The facility is currently equipped with a fire suppression system, which is limited to a small portion of the lower level dining area.

GC-16 LEED

Fort Hays State University has been committed to energy efficient design well in advance of LEED initiatives. Associate designers should apply Leadership in Energy and Environmental Design principles as are most practical for this building renovation. Those principles might include, but are not limited to, use of natural daylighting, high efficiency HVAC equipment and lighting fixtures, water conserving plumbing fixtures and green product lines for interior finishes. LEED principles should also include the use of salvage and/or recycled materials. Construction premiums for green products should be prioritized to those elements which provide for the highest rate of return on investment.

GC-17 Environmental Remediation

Surveys of McMindes Hall indicate the presence of Asbestos Containing Materials in mudded pipe fittings. Remediation of these materials will occur under a separate project and not a part of the renovation project. The associate designers for the renovation project will be expected to coordinate their documents with the University's environmental/safety officer.

GC-18 Construction Administration

Associate designers should anticipate bi-weekly reviews of the construction progress. Designers are encouraged to develop a cost effective strategy to provide that level of oversight, utilizing their own personnel or developing arrangements with qualified local consultants. This project requires very tight scheduling and completion of work to meet Residential Life requirements for building occupancy. It is important to the success of this project to identify potential problems early and develop solutions in a very timely manner.

McMindes Hall Toilet-Bath Improvements

The original south wing and cafeteria of McMindes Hall was constructed in 1963. An identical, flanking north wing was later completed in 1965. This 142,857 gross square foot facility was designed to provide (290) resident rooms, which could accommodate (580) women students. The building is (6) stories in height, with a central dining cafeteria at grade level and laundry services housed in the basement level. The facility also has (2) large lounges located off the main building entrance and (1) at the second floor level.

The building is constructed with a structural concrete frame, and cast-in-place floors and roof decks. Exterior wall infill is concrete masonry units with pitch face limestone veneer. Interior wall construction consists of concrete masonry units as well. Typical resident room finishes include vinyl floor tile, painted walls (CMU), spray texture ceiling over concrete deck, built-in wardrobes, desks, and individual (2 pipe) fan coil units located below the windows. Restrooms on each wing consist of (4) showers, (1) bathtub, (9) lavatories and (6) toilets.

Scope of Work

Since its original construction, McMindes Hall has not undergone any significant renovations, apart from front desk improvements completed in 1999, cafeteria renovation in 2003, dining area expansion in 2006, and HVAC piping and convector replacements in 2008-2009. Today, students' expectations for their living environment are far different than those of the time when the facility was designed. Given that, the university wishes to pursue a number of renovation requests which are of priority to residents. Those priorities are as follows: renovated restrooms, renovated resident rooms, and fire safety improvements. The purpose of this project is to focus on renovating the resident toilet-bath facilities.

Toilet-Bath Room Renovation

When McMindes Hall was constructed in 1963 and 1965, the resident toilet-bath rooms were designed to accommodate approximately (48) women residents at each wing of the six-story facility. Those rooms included (6) wall hung toilets, (9) wall hung lavatories, (4) shower stalls and (1) bathtub. Residents today arrive at the university with an expectation of a more private toilet-bath room than those of 1963 did. Renovation plans would include converting this "gang" restroom to a configuration which provides (6) private toilet-bath rooms, (1) private facility connecting to the adjacent Resident Assistant room, as well as (3) open lavatories and (2) toilet stalls. Each private toilet-bath room would include (1) 3' x 3' shower stall, (1) wall hung toilet and (1) wall hung lavatory. Renovation work would also include removal of existing plaster ceilings and installation of acoustic tile ceilings, complete replacement of vertical sanitary sewer stacks, new lighting, replacement of mechanical fan coil units and associated piping, and abatement of mudded pipe from the affected plumbing. A following renovation project at McMindes Hall is proposed to include renovating resident rooms into three-room suites,

with each suite having a single basin sink. The toilet-bath room renovations should provide water and sanitary sewer line extensions to the central corridor walls, where they can be extended to selected resident room locations in the future.

Project Budget

McMindes Hall Toilet-Bath Improvements

Estimated Cost of Construction

	= $2,000,000	
		$2,000,000

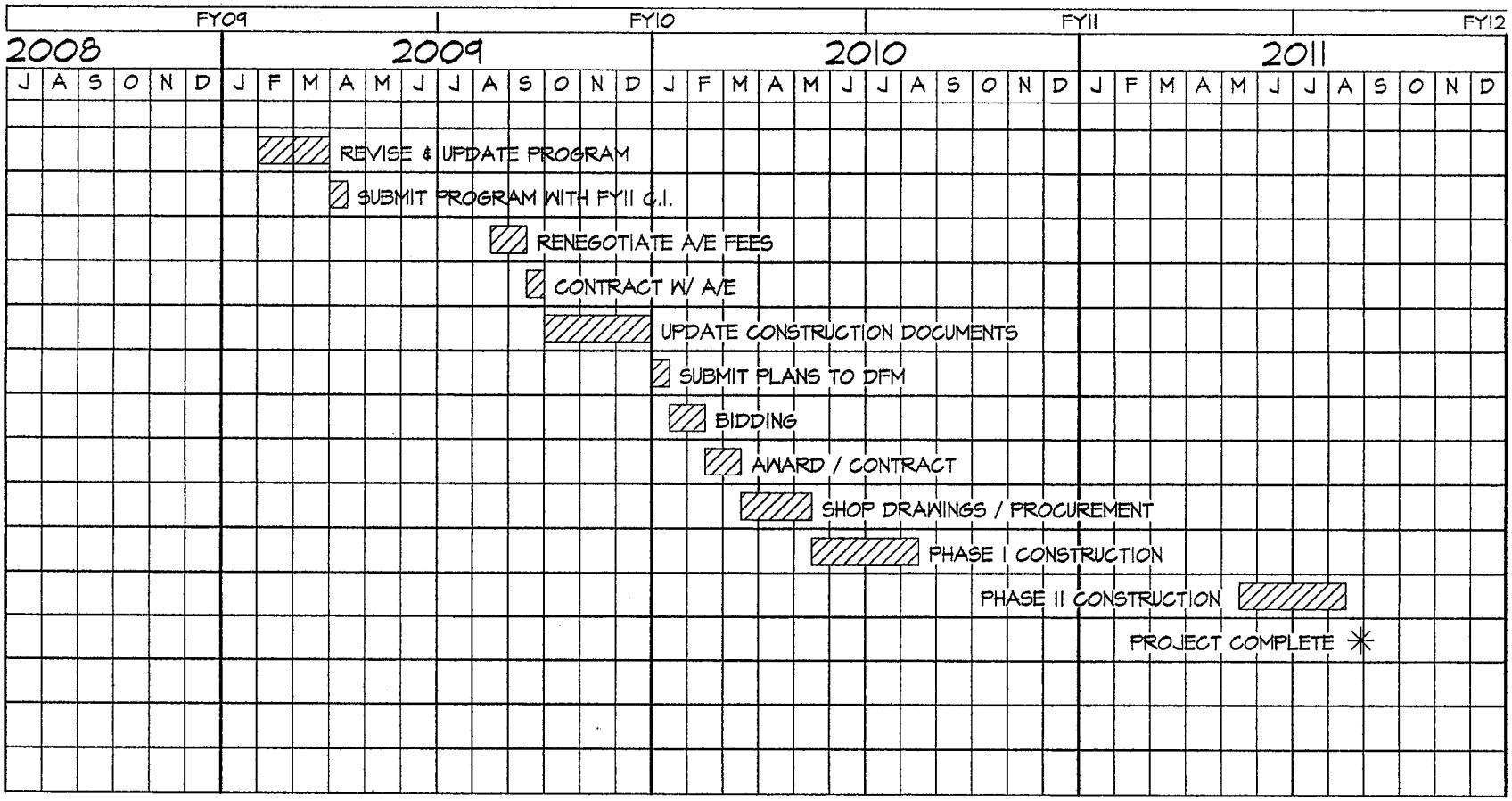
Estimated Costs Other than Construction

Architectural Fees[1]	= $ 100,000	
Project Contingency @ 10%	= 200,000	
Div of Facilities Mgmt fee @ 1.47%	= 30,000	
Miscellaneous Costs @ 3%[2]	= 60,000	
		$ 390,000
TOTAL PROJECT COST		$2,390,000
	Round to	$2,400,000

[1] Construction documents for this project were previously completed in 2003, but were not included with work completed at that time. Consultant fees would include required revisions to original documents and construction administration fees.

[2] Miscellaneous costs include printing fees, travel, mechanical balancing and asbestos abatement to be completed by the Fort Hays State University abatement crew.

PROJECT SCHEDULE REVISED OCTOBER 2009



Five-Year Capital Budget Plan
FY2011 – FY2015

Attachment 7
JCSBC 10-21-09

KANSAS BOARD OF REGENTS INSTITUTIONS
FY 2011 CAPITAL IMPROVEMENT REQUESTS AND FIVE-YEAR PLANS

FIVE-YEAR CAPITAL BUDGET PLAN - DA 418A

DIVISION OF THE BUDGET

AGENCY NAME: **WICHITA STATE UNIVERSITY**

STATE OF KANSAS

July 1, 2009

PROJECT TITLE	ESTIMATED PROJECT COST	PRIOR YEARS COST	PRIOR YEARS FUNDS	CURRENT YEAR COST	CURRENT YEAR FUNDS	FY 2011 COST	FY 2011 FUNDS	FY 2012 COST	FY 2012 FUNDS	FY 2013 COST	FY 2013 FUNDS	FY 2014 COST	FY 2014 FUNDS	FY 2015 COST	FY 2015 FUNDS	SUBSEQUENT YEARS
Deferred Maintenance	$ 50,178,353	$ 5,155,000	IMP	$ 1,412,470	IMP	$ 4,964,456	SGF/IMP	$ 4,939,199	SGF/IMP	$ 4,939,199	SGF	$ 4,939,199	SGF	$ 4,939,199	SGF	18,889,631
Subtotal State Funds	**$ 50,178,353**	**$ 5,155,000**		**$ 1,412,470**		**$ 4,964,456**		**$ 4,939,199**		**$ 4,939,199**		**$ 4,939,199**		**$ 4,939,199**		**$ 18,889,631**
Deferred Maintenance	7,821,647	2,131,951	UI	910,948	UI	935,544	UI	960,801	UI	960,801	UI	960,801	UI	960,801	UI	
Parking Maintenance & Improvements	940,000					340,000	PF	380,000	PF	60,000	PF	100,000	PF	60,000	PF	
Ninnescah Biological Research Facility	400,000	40,000	F/PG	360,000	F/PG											
Eck Stadium / Home of Tyler Field / Phase V Improvements	7,945,900	765,900	PG/AA	4,000,000	PG/AA					3,180,000	PG/AA					
Advanced Education in General Dentistry Clinic	6,400,000	125,000	PG	2,275,000	PG	4,000,000	PG									
Subtotal Other Funds	**$ 23,507,547**	**$ 3,062,851**		**$ 7,545,948**		**$ 5,275,544**		**$ 1,340,801**		**$ 4,200,801**		**$ 1,060,801**		**$ 1,020,801**		**$ -**
TOTAL	$ 73,685,900	$ 8,217,851		$ 8,958,418		$ 10,240,000		$ 6,280,000		$ 9,140,000		$ 6,000,000		$ 5,960,000		$ 18,889,631

FUNDING SOURCES:

AA - Athletic Association
CERTA - County Educ. Research Triangle Auth.
F - Federal
HF - Housing Funds
IMP - Infrastructure Maintenance Program
KBA - Kansas Bioscience Authority
PF - Parking Fees
PG - Private Gifts
RB - Revenue Bonds
RI - Research Institute
RF - Restricted Fees
SB - State Bonds
SF - Student Fees
SGF - State General Fund
T - Tuition
U - Union
UI - University Interest
VMR - Veterinary Medicine Hosp. Rev.

Deferred Maintenance Program

Agency: Wichita State University

DA-418B

Date: July 1, 2009

PROJECT REQUEST EXPLANATION

1. Project Title:	2. Project Priority:
Deferred Maintenance Program	A1-S1

3. Project Description and Justification:

Wichita State University has identified the most critical deferred maintenance priorities, consistent with the Fall 2006 study that is the basis for this initiative, and adjusted in conformity with the Fall 2008 update to that study. The Board of Regents recognizes the need for some flexibility as the deficiencies listed in the study get translated into a practical project list. However, the Board has directed the Universities to produce projects lists that are clearly and powerfully aligned with the deficiencies noted in the study.

The projects listed on the attached sheets generally represent those that the University believes can be completed in the next two and one-half years. The State Educational Institution Long-term Infrastructure Maintenance Program legislation requires the Board of Regents to prepare a report similar to the 2006 study every two years. The 2006 study was updated in 2008. The next report, which will be due on or before January 14, 2011, will evaluate priorities based on critical needs at that time.

4. Estimated Project Costs:		5. Project Phasing (each category includes related miscellaneous costs):	
A. Construction Costs (including fixed equipment & site work)		A. Preliminary Plans	
B. Design Fees		B. Final Plans	
C. Project Contingency		C. Construction Costs	
D. Miscellaneous Costs			
TOTAL	$58,000,000	TOTAL	$58,000,000

6. Amount by Source of Funding:

Fiscal Years	State General Fund	Infrastructure Maintenance Program	University Interest Earnings	Private Gifts or Federal Grants	User Fees (specify, *i.e.*, Housing, Parking, etc.)	Totals by Year
Prior Years		$5,155,000	$2,131,951			$ 7,286,951
Current Year		1,412,470	910,948			2,323,418
FY 2011	$ 3,417,956	1,546,500	935,544			5,900,000
FY 2012	3,908,199	1,031,000	960,801			5,900,000
FY 2013	4,939,199		960,801			5,900,000
FY 2014	4,939,199		960,801			5,900,000
FY 2015	4,939,199		960,801			5,900,000
Subsequent Years	18,889,631					18,889,631
Totals by Funding Source	$41,033,383	$9,144,970	$7,821,647			$58,000,000

Agency: Wichita State University

DA-418B

Date: July 1, 2009

PROJECT REQUEST EXPLANATION

1. Project Title:	2. Project Priority:
Deferred Maintenance Program	A1-S1

3. Project Description and Justification

Duerksen Fine Arts Center **$9,784,878**
The project includes the replacement of the HVAC systems; replacement of interior doors; replacement of windows; removal of old boilers and abatement of related asbestos; re-piping of domestic water; replacement of exterior storefront and glass; painting Miller Concert Hall; replacement of electrical distribution; abatement of asbestos throughout the building; and, replacement of sprinkler heads.

Engineering Building **$1,216,000**
The project includes replacement of the HVAC system, and abatement of asbestos.

Grace Wilkie Hall **$1,894,000**
The project includes replacement of the HVAC system, and abatement of asbestos.

Visual Communications Building **$120,000**
The project upgrades the main electrical service.

Wallace Hall **$220,000**
The project includes upgrades to building elevators and electrical service to the building.

Ahlberg Hall **$300,000**
This project includes upgrades to the electrical service and building elevators.

McKnight Art Center **$214,060**
The project includes upgrade of building elevators, and replacement of HVAC building controls.

Central Energy Plant **$300,000**
This project upgrades the electrical motor control centers.

Lindquist Hall **$252,000**
The project upgrades the building elevators.

Jardine Hall **$75,000**
The project upgrades the building elevators.

Infrastructure **$955,244**
The project includes improvements to fire flows and fire hydrant coverage; and, waterproofing a segment of utility tunnel in the vicinity of the Engineering Building and Ahlberg Hall.

Heskett Center **$116,696**
This project replaces the HVAC building controls.

National Institute for Aviation Research **$201,000**
This project replaces the HVAC building controls.

Long-Term Infrastructure Maintenance Program

WICHITA STATE UNIVERSITY

Project Update

September, 2009

7-6

COMPLETED PROJECTS

Replacement and Upgrade of Elevator Equipment Controls

Ahlberg Hall – two passenger elevators	$163,954
Jardine Hall – one passenger elevator	59,438
Lindquist Hall – two passenger elevators	190,347
McKnight Art Center – two passenger elevators	79,994
Wallace Hall – one passenger elevator	35,225

Replacement of Pneumatic HVAC Building Controls with Digital Controls

Hesskett Center	$116,696
McKnight Art Center	134,066
National Institute for Aviation Research	86,780

Replacement and Upgrade of Electrical Service

Replace motor control center at the Central Energy Plant	$232,096
Replace primary service, transformer and switch gear at DFAC	241,951
Replace / expand needed service to Visual Communications Building	53,942
Replace / expand needed service to Wallace Hall Annex	112,000
Replace transformer and switch gear to serve Ahlberg Hall *(combined with infrastructure project to waterproof utility tunnel)*	

Infrastructure

Excavated and waterproofed 420 lineal feet of utility tunnel, and combined project with replacement of electrical transformer and switch gear that serves Ahlberg Hall	$727,759
Addressed deficient fire prevention with the addition of 2,360 lineal feet of 8 inch water mains, and the addition of three fire hydrants	311,092

Duerksen Fine Arts Center

Demolition of obsolete boilers, and abatement of related asbestos containing building materials	$ 99,590
Replacement of existing aluminum storefront single pane glass and entrances, with more energy efficient double pane glass and entrances	276,124

CURRENT PROJECTS

Replacement of Building HVAC Systems

Duerksen Fine Arts Center

Negotiated consulting engineering fees for design, construction documents and construction administration for replacement of HVAC systems involving three separate phases or projects	$ 776,100
Engineer's cost estimate for Phase I HVAC replacement	2,784,938
Engineer's cost estimate for Phase II HVAC replacement	2,408,923
Engineer's cost estimate for Phase III HVAC replacement	3,488,527

Engineering Building

Negotiated consulting engineering fees for design, construction documents and construction administration for replacement of HVAC system	$ 144,50
Engineer's cost estimate for HVAC replacement	1,056,790

Grace Wilkie Hall

Negotiated consulting engineering fees for design, construction documents and construction administration for replacement of HVAC system	$ 168,500
Engineer's cost estimate for HVAC replacement	2,352,000

Parking Maintenance and Improvements

Agency: Wichita State University

DA-418B

Date: July 1, 2009

PROJECT REQUEST EXPLANATION

1. Project Title: Parking Maintenance & Improvements	2. Project Priority:

3. Project Description and Justification:

There is an on-going need to annually assess and provide maintenance on the University's parking lots and street system. Maintenance and improvement projects have been identified and proposed for FY 2011 through FY 2015.

4. Estimated Project Costs:		5. Project Phasing (each category includes related miscellaneous costs):	
A. Construction Costs (including fixed equipment & site work)	$799,000	A. Preliminary Plans	$ 16,000
B. Design Fees	47,000	B. Final Plans	31,000
C. Project Contingency	94,000	C. Construction Costs	893,000
D. Miscellaneous Costs			
TOTAL	$940,000	TOTAL	$940,000

6. Amount by Source of Funding:

Fiscal Years	State General Fund	Infrastructure Maintenance Program	University Interest Earnings	Private Gifts or Federal Grants	Parking Fees	Totals by Year
Prior Years						
Current Year						
FY 2011					$340,000	$340,000
FY 2012					380,000	380,000
FY 2013					60,000	60,000
FY 2014					100,000	100,000
FY 2015					60,000	60,000
Subsequent Years						
Totals by Funding Source					$940,000	$940,000

Ninnescah Biological Research Facility

Agency: Wichita State University

DA-418B

Date: July 1, 2009

PROJECT REQUEST EXPLANATION

1. Project Title: Ninnescah Biological Research Facility	2. Project Priority:

3. Project Description and Justification:

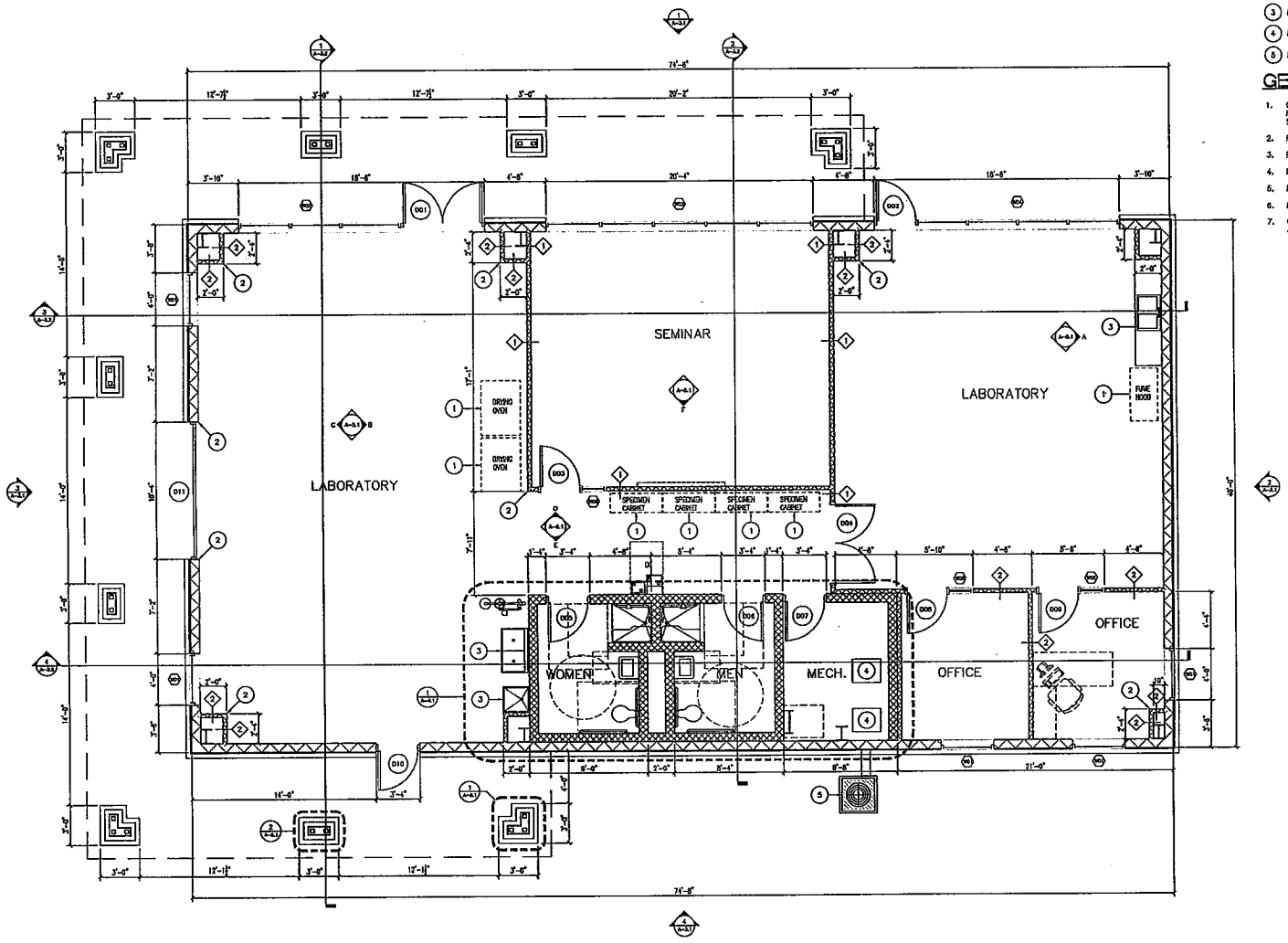
The Wichita State University Foundation owns approximately 330 acres adjacent to the Ninnescah River located in southwestern Sedgwick County. Since 1983, this land has been commonly referred to as the Ninnescah Experimental Tract (NET), and has served a variety of functions vital to WSU and the Department of Biological Sciences. All of these functions have focused on research and education. Research at NET, initially with an emphasis on the restoration of degraded lowland tall grass prairie, wheat cropland, and riparian forest, is now focused on organism, population, community and ecosystem research, employing these restored systems and those associated with the adjacent Ninnescah River. In addition to faculty and graduate student research, NET has served the critically important function of providing an "outdoor laboratory" for graduate and undergraduate class activities in Biological Sciences and Geology at WSU. It is proposed to build a small building of approximately 3,000 square feet to provide enclosed laboratory, office, and storage space to better accommodate the research activities being conducted at the experimental tract.

4. Estimated Project Costs:		5. Project Phasing (each category includes related miscellaneous costs):	
A. Construction Costs (including fixed equipment & site work)	$275,000	A. Preliminary Plans	$ 20,000
B. Design Fees	35,000	B. Final Plans	30,000
C. Project Contingency	40,000	C. Construction Costs	350,000
D. Miscellaneous Costs	50,000		
TOTAL	$400,000	TOTAL	$400,000

6. Amount by Source of Funding:

Fiscal Years	State General Fund	Infrastructure Maintenance Program	University Interest Earnings	National Science Foundation	Private Gifts	Totals by Year
Prior Years				$ 40,000		$ 40,000
Current Year				200,000	$160,000	360,000
FY 2011						
FY 2012						
FY 2013						
FY 2014						
FY 2015						
Subsequent Years						
Totals by Funding Source				$240,000	$160,000	$400,000

7-15



TRUE NORTH PLAN NORTH

1 ARCHITECTURAL FLOOR PLAN
1/4" = 1'-0"

PLAN NOTES

1. OWNER PROVIDED EQUIPMENT – REF. ELECT.
2. CORNER GUARD – REF. SPECS.
3. NEW PLUMBING FIXTURE – REF. MECH.
4. NEW HVAC EQUIPMENT – REF. MECH.
5. NEW CONDENSER UNIT ON CONC. HOUSEKEEPING PAD – REF. MECH.

GENERAL NOTES

1. CONTRACTOR TO PROVIDE WOOD BLOCKING IN WALLS AS REQUIRED FOR WALL-MOUNTED EQUIPMENT AND CASEWORK. COORDINATE WITH SUPPLIERS FOR LOCATIONS.
2. REFER TO SHEET A-2.4 FOR FINISH SCHEDULE.
3. REFER TO SHEET A-2.4 FOR DOOR AND WINDOW SCHEDULE.
4. REFER TO SHEET A-2.4 FOR PARTITION TYPES.
5. FURNITURE PROVIDED BY OWNER.
6. REF. STRUCTURAL PLANS FOR CONCRETE CONTROL JOINT LOCATIONS.
7. G.C. TO VISIT SITE, VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.

DATE
JUNE 29, 2009
50% CONSTRUCTION DOCUMENT ISSUE

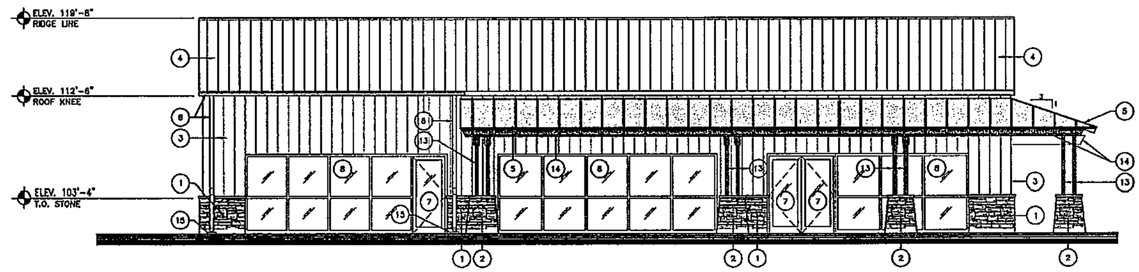
HOWARD+HELMER architecture
2500 north rock road
suite 500 wichita, ks 67226
316.634.1111 (p) 316.634.1065

project no.
07109100

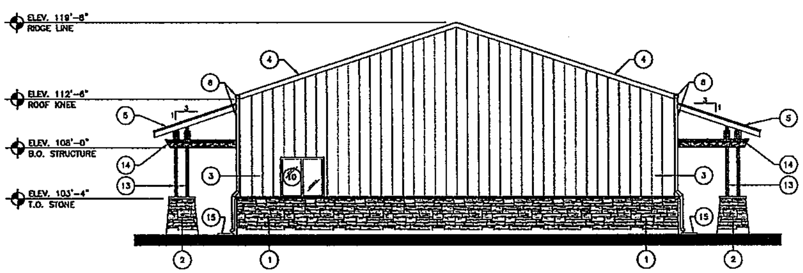
WICHITA STATE UNIVERSITY
NINNESCAH BIOLOGICAL RESEARCH FACILITY
SEDGWICK COUNTY, KANSAS

WICHITA STATE UNIVERSITY

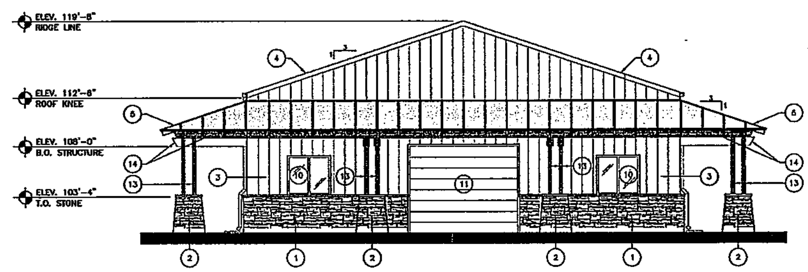
sheet
A-2.2



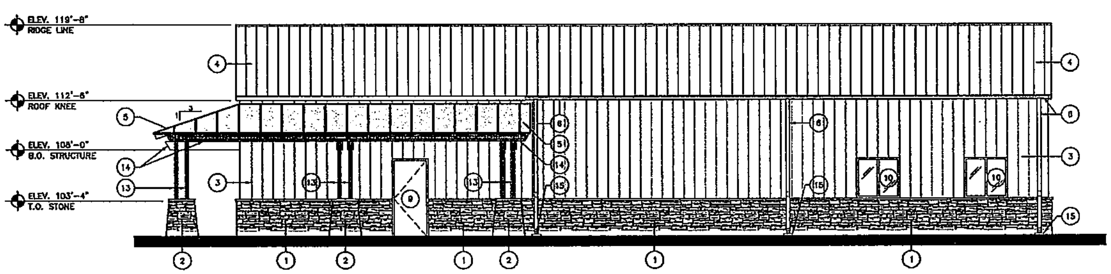
1 NORTHWEST ELEVATION
3/16 = 1'-0"



2 NORTHEAST ELEVATION
3/16" = 1'-0"



3 SOUTHWEST ELEVATION
3/16" = 1'-0"



4 SOUTHEAST ELEVATION
3/16" = 1'-0"

ELEVATION NOTES

1. NATIVE STONE WAINSCOT W/ LIMESTONE CAP – REF. SPECS.
2. NATIVE STONE COLUMN BASE W/ LIMESTONE CAP – REF. X/A-3.2
3. PRE-ENGINEERED METAL BUILDING BY MFR. – REF. STRUCT. FOR FOUNDATION AND SLAB DETAILS
4. PREFINISHED STANDING SEAM METAL ROOF BY MFR.
5. TRANSLUCENT POLYCARBONATE PANEL ROOF SYSTEM – REF. SPECS.
6. COPPER GUTTER AND DOWNSPOUTS
7. ANODIZED ALUMINUM STOREFRONT DOOR – REF. DOOR SCHEDULE/A-2.4
8. ANODIZED ALUMINUM STOREFRONT – REF. SHT. A-2.4
9. HOLLOW METAL DOOR AND FRAME, PAINTED – REF. DOOR SCHEDULE/A-2.4
10. OPERABLE ALUMINUM WINDOW – REF. SPECS.
11. 8'-0"x10'-0" PREFINISHED METAL OVERHEAD DOOR BY METAL BLDG. MFR.
12. NOT USED
13. 4" ROUGH-SAWN CEDAR COLUMNS – REF. X/A-3.2
14. ROUGH-SAWN CEDAR EXPOSED FRAMING – REF. X/A-3.2
15. CONCRETE SPLASH BLOCK, TYP. @ DOWNSPOUT

DATE
JUNE 29, 2009
50% CONSTRUCTION DOCUMENT ISSUE

7-17

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3500 north rock road
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project no.
09109.00

WICHITA STATE UNIVERSITY
NINNESCAH BIOLOGICAL RESEARCH FACILITY
SEDGWICK COUNTY, KANSAS

WICHITA STATE UNIVERSITY

sheet
A-3.1

Eck Stadium / Home of Tyler Field
Phase V Improvements

Agency: Wichita State University

DA-418B

Date: July 1, 2009

PROJECT REQUEST EXPLANATION

1. Project Title: Eck Stadium / Home of Tyler Field / Phase V Improvements	2. Project Priority:

3. Project Description and Justification:

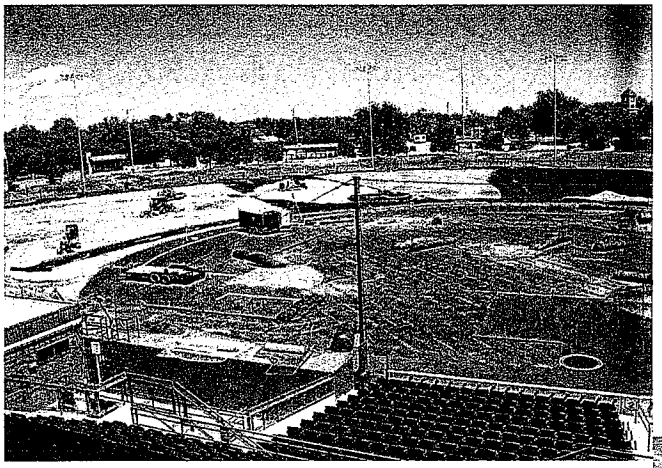
Eck Stadium / Home of Tyler Field are the home facilities used by the Wichita State University Intercollegiate Athletic Association baseball program. These facilities have been constructed in a series of phased improvements over a 30-year period, using primarily private funding and revenues from the Athletic Association. It is planned that the proposed Phase V improvements will be constructed as two separate projects, referred to as Part A and Part B. Part A will provide an approximately 29,000 square feet indoor practice facility with a full size artificial turf infield. Minimum eave height will be approximately 28 feet, with a clear interior ridge height of approximately 35 feet above the playing surface. Part B will require removal of an existing concession stand, and removal of the existing ticket office and visiting team locker room. This will make way for construction of new coaches' offices, home team locker room and support spaces, a team meeting room, and field-level grandstand improvements. The existing home team locker room will become the visiting team locker room, and existing coaches' offices will be converted into a ticket office. The University plans to begin construction on Part A in the near future.

4. Estimated Project Costs:		5. Project Phasing (each category includes related miscellaneous costs):	
A. Construction Costs (including fixed equipment & site work)	$6,220,000	A. Preliminary Plans	$ 145,000
B. Design Fees	340,000	B. Final Plans	245,000
C. Project Contingency	410,900	C. Construction Costs	7,555,900
D. Miscellaneous Costs	975,000		
TOTAL	$7,945,900	TOTAL	$7,945,900

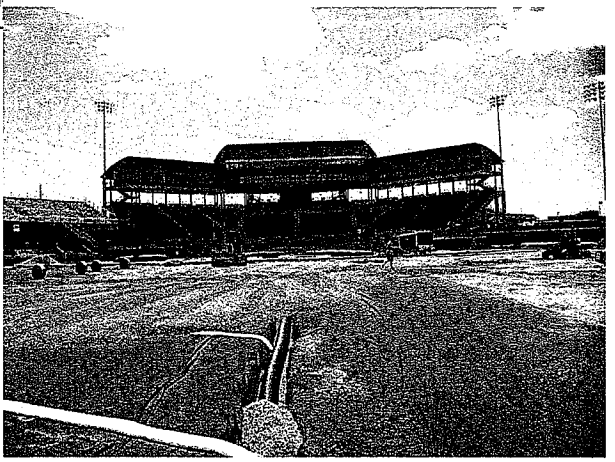
6. Amount by Source of Funding:

Fiscal Years	State General Fund	Infrastructure Maintenance Program	University Interest Earning	Private Gifts & ICAA	User Fees (specify, *i.e.*, Housing, Parking, etc.)	Totals by Year
Prior Years				$ 765,900		$ 765,900
Current Year				4,000,000		4,000,000
FY 2011						
FY 2012						
FY 2013				3,180,000		3,180,000
FY 2014						
FY 2015						
Subsequent Years						
Totals by Funding Source				$7,945,900		$7,945,900

7-19



Demolition of existing synthetic turf, and site preparation for new turf.



New synthetic turf in both infield and outfield.

Indoor Practice Facility

Advanced Education in General Dentistry Clinic

Agency: Wichita State Un. ity

DA-418B

Date: July 1, 2009

PROJECT REQUEST EXPLANATION

1. Project Title:	2. Project Priority:
Advanced Education In General Dentistry Clinic	

3. Project Description and Justification

The Advanced Education in General Dentistry (AEGD) Program, located within the College of Health Professions at Wichita State University (WSU), will be a one-year post-doctoral education experience (with an optional second year), with major emphasis in clinical general dentistry beyond that received in the pre-doctoral curriculum in dental school. The intent of the program is to provide the education and training needed to develop clinical leaders in general dentistry, including practitioners and educators.

Graduate Medical Education (GME) funding requires that monies pass through an administering hospital, and the Via Christi Regional Medical Center has joined together with WSU to serve as the hospital base. Other Wichita medical organizations are also affiliated with the AEGD program at WSU.

The program is targeted to accept its first class of four to seven dental residents in August 2009, and initially will use existing facilities at the GraceMed Health Clinic. As soon as feasible, the program will expand to 10 residents per year and transition into a two-year program. It is proposed to build new AEGD clinic facilities at the WSU Eugene M. Hughes Metropolitan Complex at 29th Street N. and Oliver Street. When completed, first-year residents will train at the WSU clinic, with clinical rotations to GraceMed Health Clinic and the Robert J. Dole Veteran's Administration Medical Center. Second-year residents will rotate to clinical sites throughout the State of Kansas, emphasizing western Kansas sites.

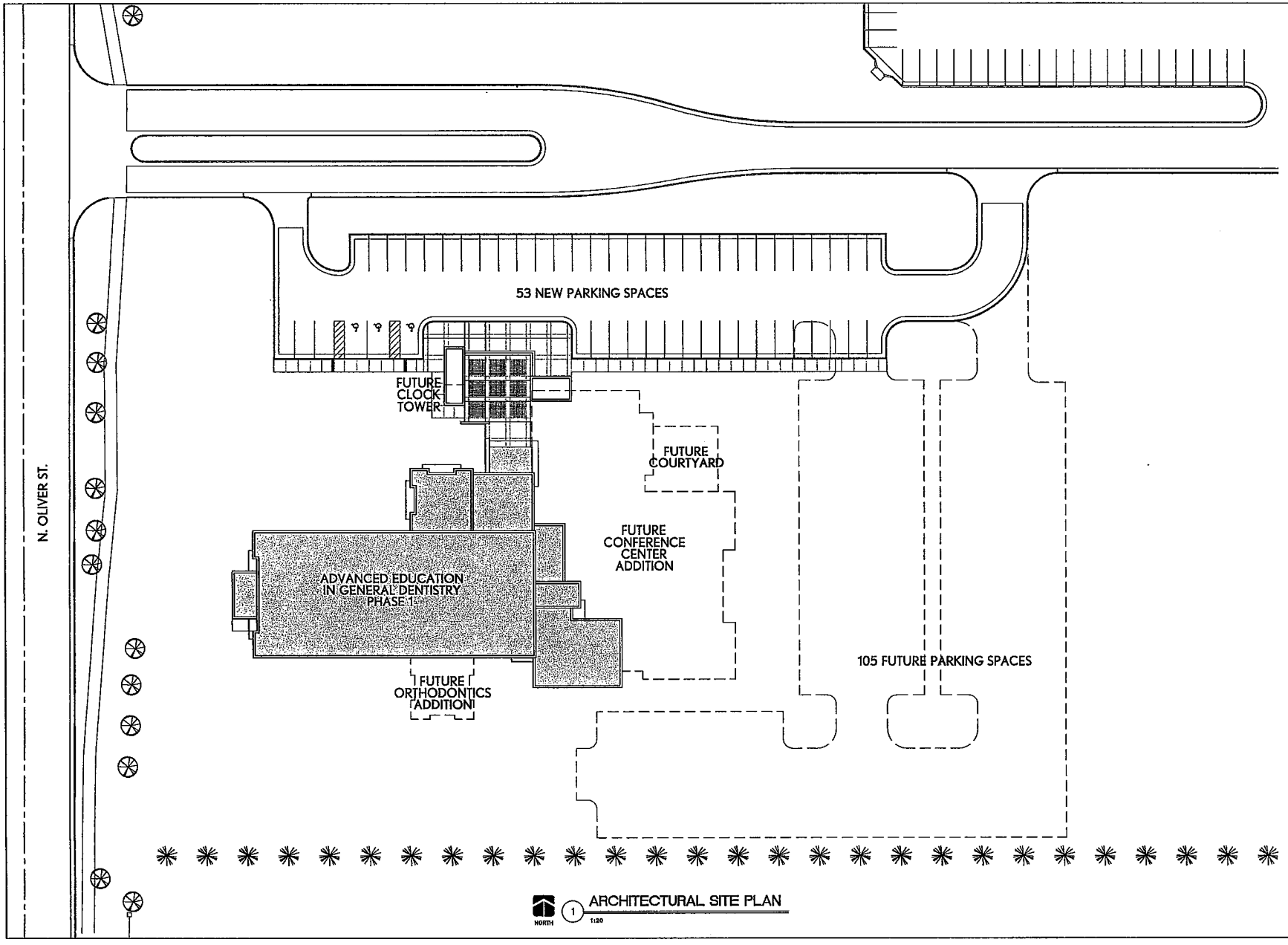
Development of the proposed facilities will occur in phases. The initial phase will include the clinic and office areas, and will be constructed with private funding as a Wichita State University Foundation building project. A future phase or phases would be for a related conference center, and possibly a pediatric dentistry addition. The initial phase has an estimated project budget of $6.4 million.

4. Estimated Project Costs:		5. Project Phasing (each category includes related miscellaneous costs):	
A. Construction Costs (including fixed equipment & site work)	$5,400,000	A. Preliminary Plans	$ 125,000
B. Design Fees	320,000	B. Final Plans	225,000
C. Project Contingency	400,000	C. Construction Costs	6,050,000
D. Miscellaneous Costs	280,000		
TOTAL	$6,400,000	TOTAL	$6,400,000

6. Amount by Source of Funding:

Fiscal Years	State General Fund	Infrastructure Maintenance Program	University Interest Earnings	Private Gifts	User Fees (specify, *i.e.*, Housing, Parking, etc.)	Totals by Year
Prior Years				$ 125,000		$ 125,000
Current Year				2,275,000		2,275,000
FY 2011				4,000,000		4,000,000
FY 2012						
FY 2013						
FY 2014						
FY 2015						
Subsequent Years						
Totals by Funding Source				$6,400,000		$6,400,000

7-23



DATE
SCHEMATIC DESIGN
8/21/2009

HOWARD+HELMER
architecture

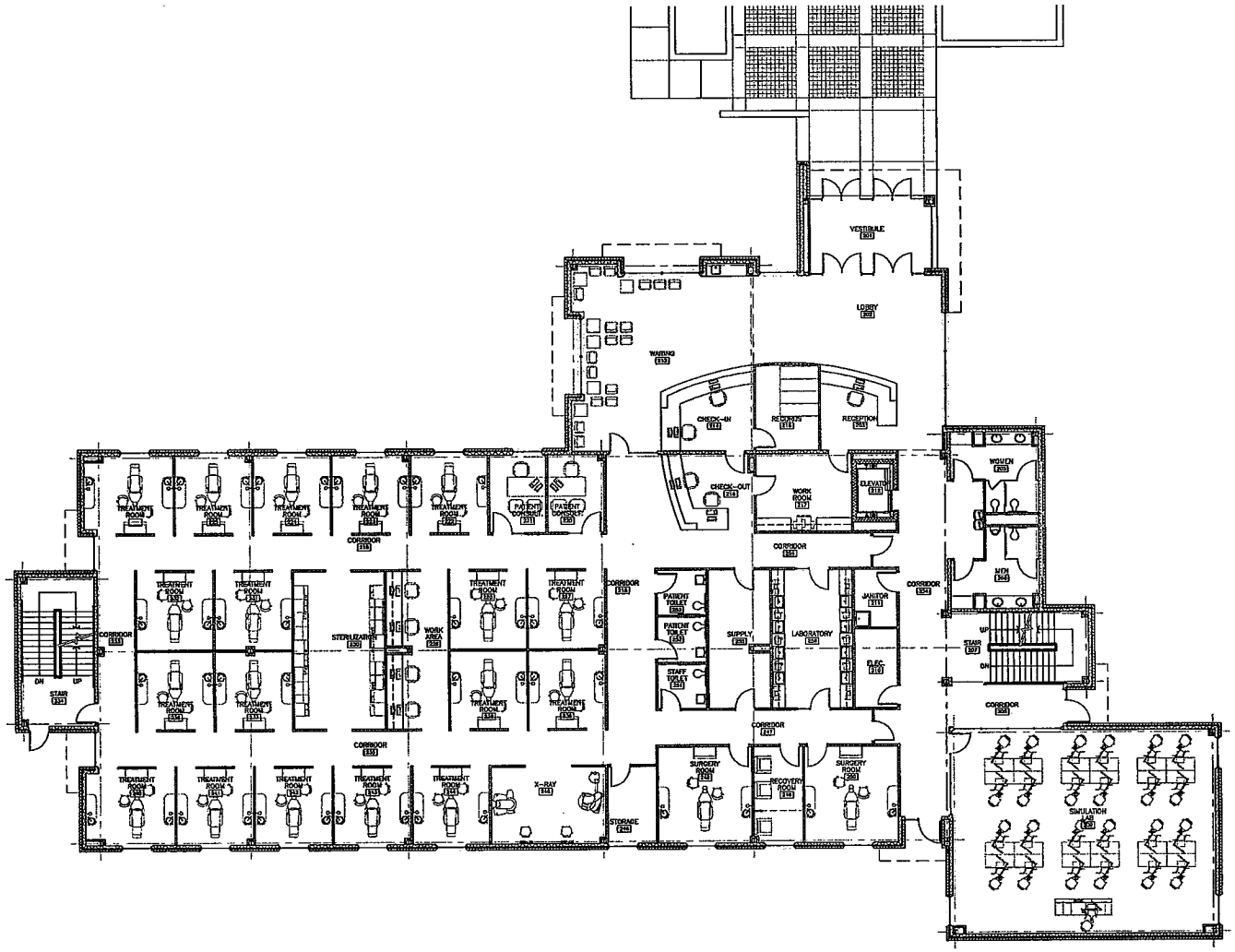
project no.
0912.00

ADVANCED EDUCATION IN GENERAL DENTISTRY (AEGD)
N. OLIVER STREET & E. 29TH STREET N.
WICHITA, KANSAS

WICHITA STATE UNIVERSITY

sheet
A-1.1

2-24



NORTH

1 FIRST FLOOR ARCHITECTURAL FLOOR PLAN

1/8" = 1'-0"

DATE
SCHEMATIC DESIGN
8/21/2009

HOWARD+HELMER
architecture

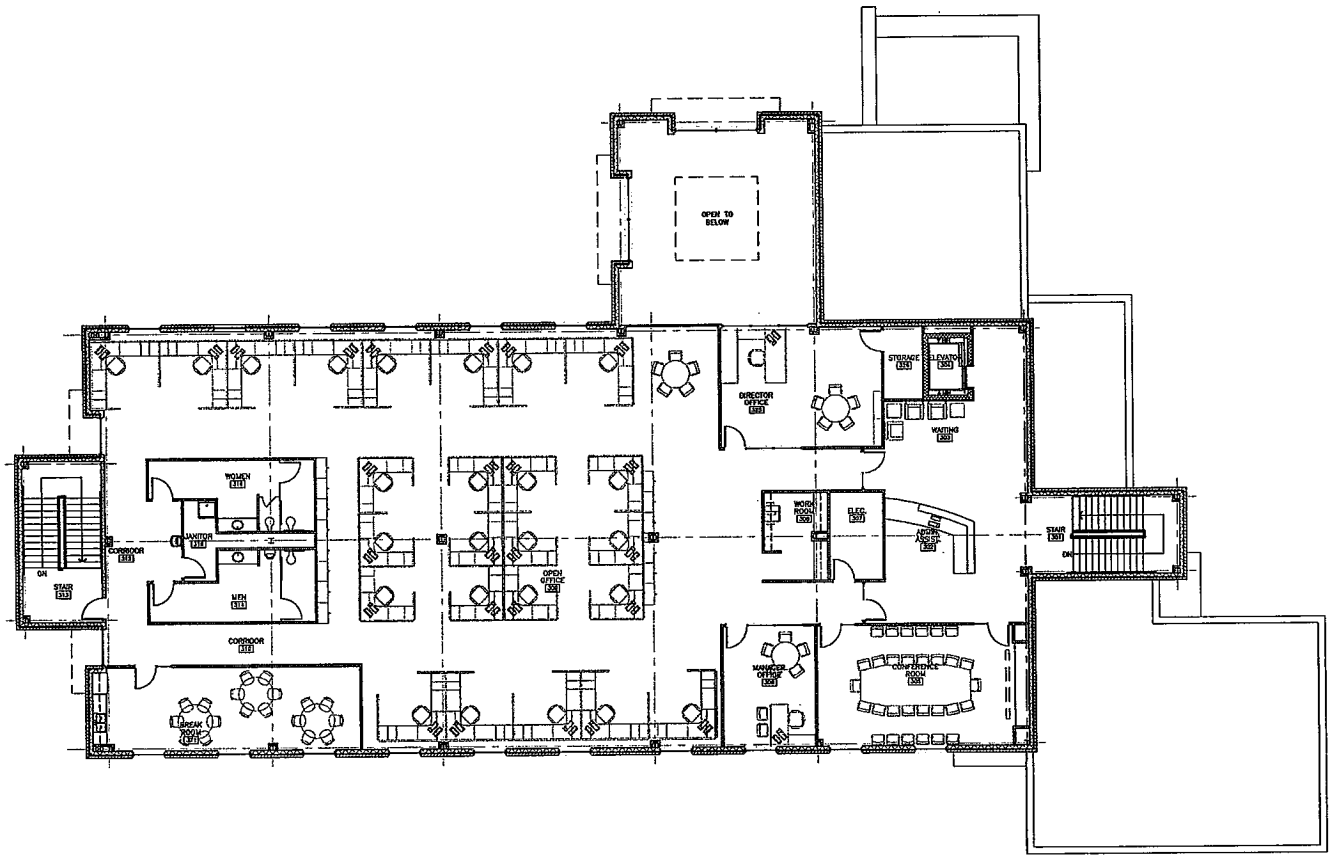
project no.
07912.00

ADVANCED EDUCATION IN GENERAL DENTISTRY (AEGD)
N. OLIVER STREET & E. 29TH STREET N.
WICHITA, KANSAS

WICHITA STATE UNIVERSITY

sheet
A-2.2

A-25



NORTH

1 SECOND FLOOR ARCHITECTURAL FLOOR PLAN

1/8" = 1'-0"

DATE
SCHEDULE DESIGN
8/21/2009

7-36

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architecture
www.howardhelmer.com | kansas city + wichita
3500 north rock road
suite 500 wichita, ks 67226
316.634.1811 (p) 316.634.1036 (f)

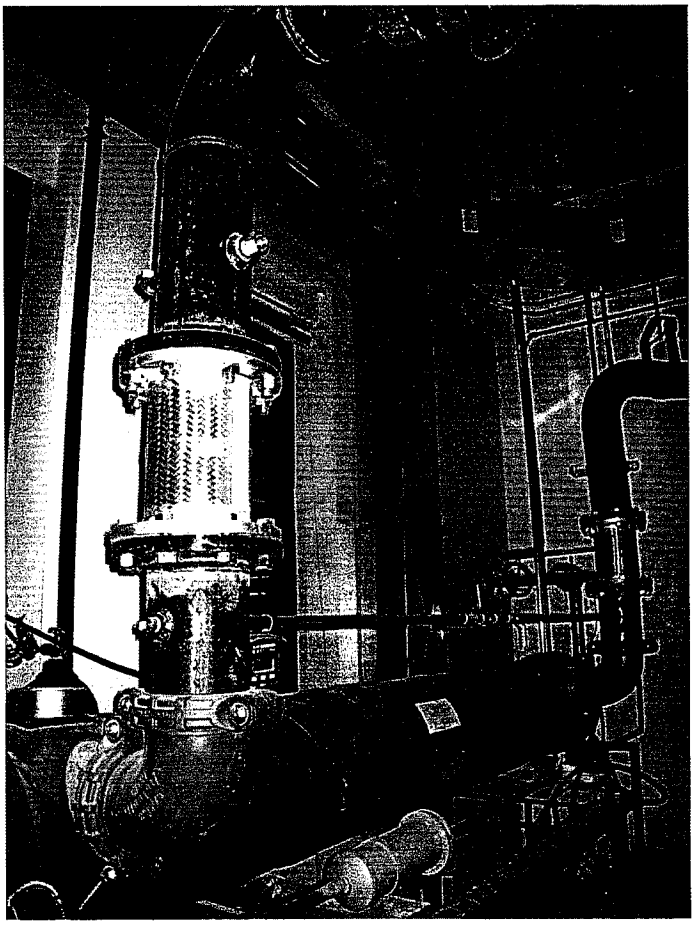
project no.
0912.00

ADVANCED EDUCATION IN GENERAL DENTISTRY (AEGD)
N. OLIVER STREET & E. 20TH STREET N.
WICHITA, KANSAS

WICHITA STATE UNIVERSITY

sheet
A-2.3


ADVANCED EDUCATION
IN GENERAL DENTISTRY



Presentation to

Joint Committee on State Building Construction

October 21, 2009

By

Ray Hauke, Vice President of Admin/ Fiscal Affairs

and

Mark Runge, Director of Facilities

Emporia State University

Attachment 8
JCSBC 10-21-09

Summary of Presentation
To
Joint Committee on State Building Construction

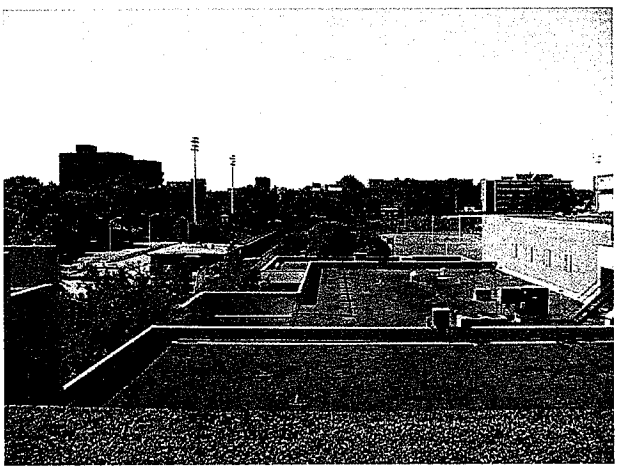
by
EMPORIA STATE UNIVERSITY
October 21, 2009

8-2

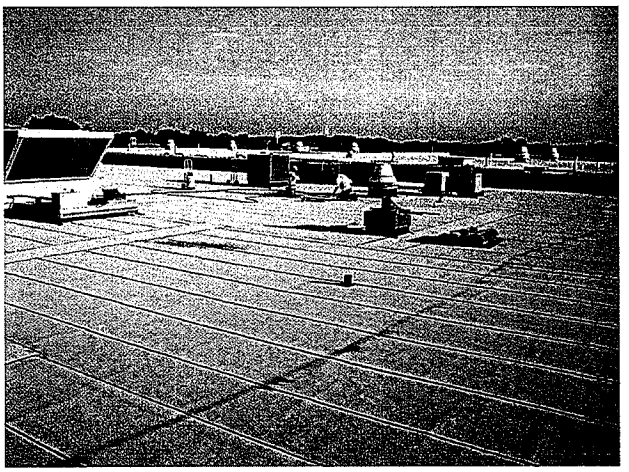
Physical Education Building - $1,180,700

Roof (FY 2008) (completed)	$810,700
HVAC Repairs/ Replacement (FY 2012)	270,000
Plumbing Repairs/ Replacement (FY 2012)	100,000

Before



After



Roof Replacement (FY 2008) (completed)
This project allowed replacement of the existing roof system, which had failed and developed numerous leaks. A new roof system will stop the deterioration of interior finishes caused by the leaks. The project is now 100% complete.

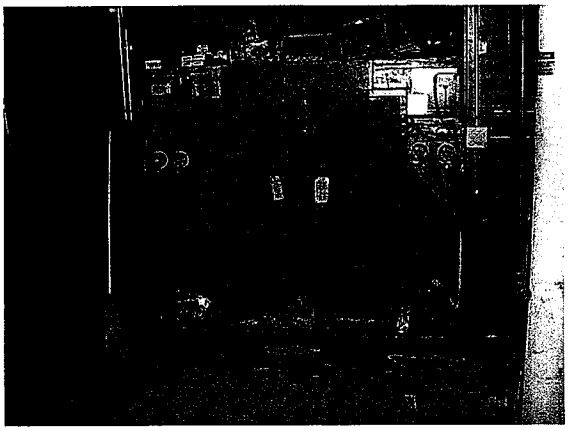
HVAC Repair/ Replacement (FY 2012)
This is a partial funding of repairs and, if necessary, replacement of existing HVAC systems that are non-existent or in a state of disrepair that ceases to allow the system to operate properly. An evaluation will be completed to determine priorities and develop a scope of work to meet the limits of funding.

Plumbing Repairs/ Replacement (FY 2012)
This is a partial funding of repairs and, if necessary, replacement of existing plumbing systems that are not operational or failing. Emphasis will be placed on the hot/cold water supply systems in locker rooms, the pumping/piping systems in the mechanical rooms and the water supply systems to the natatorium. An evaluation will be completed to determine priorities and develop a scope of work to meet the limits of funding.

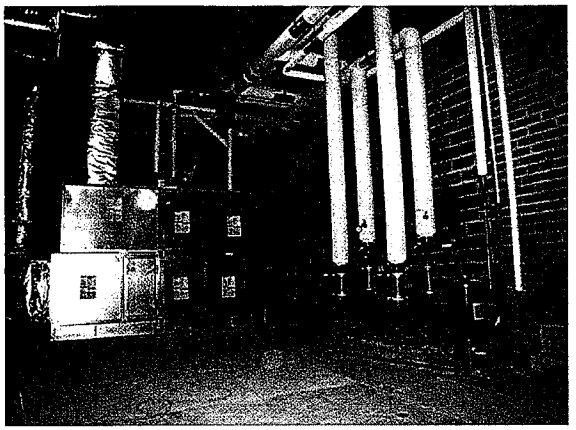
William Allen White Library - $2,602,000

(FY 2010 projected expenditures = $359,000)

HVAC Repairs/ Replacement (FY 2008, 2009)	$1,647,000
Electrical Repairs/ Replacement (FY 2008 - 2010)	705,000
Elevator Repairs/ Replacement (FY 2010)	50,000
Partition Repairs/ Replacement (FY2010)	200,000



Before



After

HVAC Repairs/ Replacement (FY 2008- FY 2009) (base contract completed)
This project allowed replacement of the entire HVAC system in the 1951 portion of the building. The project was staged to minimize down-time for the library and School of Library and Information Management. Bid dates were staged to only necessitate closing the building for one semester and the summer. The building re-opened as scheduled in August 2009.

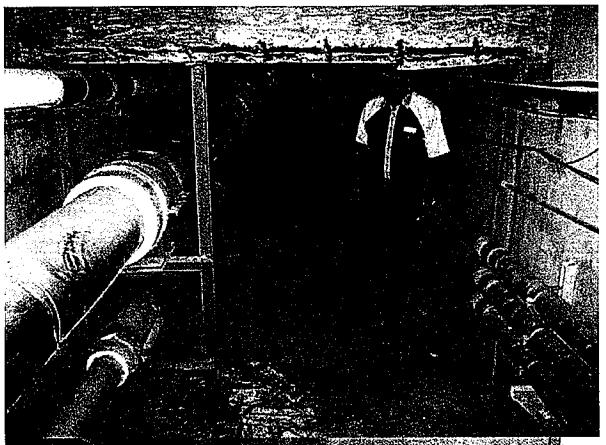
Electrical Repair/ Replacement (FY 2008-2010) (base contract completed)
This project replaced the entire electrical distribution system and panels in the 1951 portion of the building.

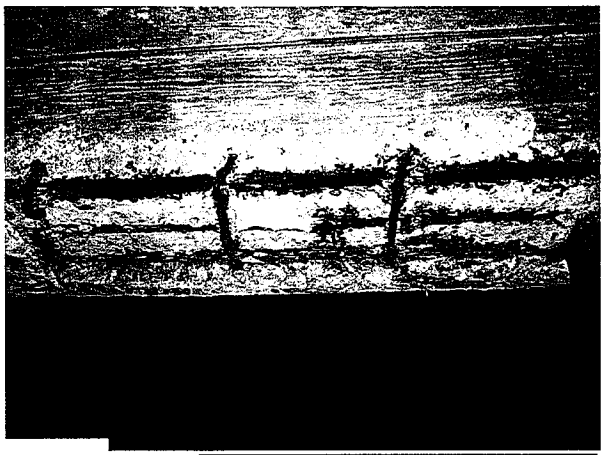
Elevator Repairs/ Replacement (FY 2010) (under contract)
This project will allow repairs and replacement of equipment and controls in the south elevator. The existing south elevator is outdated and unreliable. This will be completed during appropriate downtime in 2009-2010

Partition Repairs/ Replacement (FY 2010) (base contract completed)
This project allowed repair and replacement of interior partitions, which required modification as a result of the HVAC and electrical repair projects described above. The project was completed alongside the HVAC and electrical repair projects and did not necessitate an additional year as originally anticipated.

Utility Tunnels - $ 936,000

Asbestos Abatement and Engineering (FY 2008)	$339,000
Construction for Repairs/ Replacement (FY 2010/ 2012)	597,000



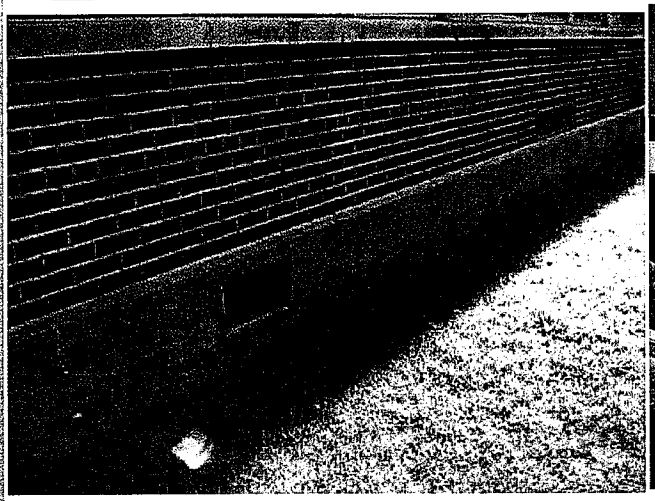


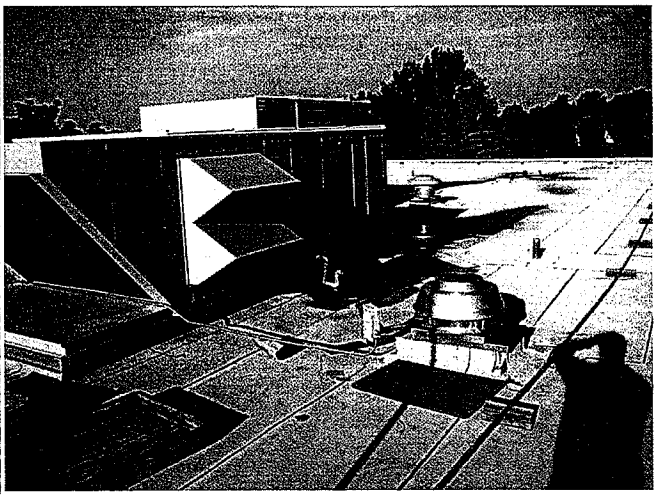
Utility Tunnels Repairs/ Replacement (FY 2008, FY 2010, FY 2012)
This project involves: (1) engineering analysis of utility conditions; (2) asbestos abatement of tunnels; and (3) tunnel repairs based upon the engineering analysis in FY 2008. Asbestos abatement and re-insulation of selected pipes also occurred in FY 2008. In house labor was utilized to replace selected valves and support footings. The remainder of the project includes: replacement of deteriorated pipe/cabling supports; replacement of unreliable or non-operating utility main equipment; installation of water detection and drainage systems (to prevent flooding and water damage due to main breaks and infiltration); and structural repairs to the concrete walls, ceilings and floors. The goal of the project is improving tunnel conditions and expanding the life expectancy of the tunnel system for another 50-75 years. Based upon water main leaks in the tunnels, the University will propose advancing portions of this project to FY 2010, using any remaining balances from WAW and Roosevelt projects

Roosevelt Hall - $1,272,400

(FY 2010 projected expenditures = $790,400)

Foundation Stabilization Repairs (FY 2008, 2010)	$740,400
HVAC Repairs/ Replacement (FY 2008, 2010)	434,000
Plumbing Repairs/ Replacement (FY 2008, 2010)	98,000





Foundation Stabilization/Repairs (FY 2008) (nearly completed)
This project began in FY 2008 with asbestos abatement in the crawl space beneath Roosevelt and an engineering analysis of the Roosevelt Foundation. The Engineering Analysis revealed options for foundation stabilization, which were much less costly than originally anticipated. The foundation work was largely completed within funding authorized for FY 2008. All that remains for this project is some tuck-pointing of the building's exterior masonry surfaces and installation of expansion joints, as recommended in the engineering report..

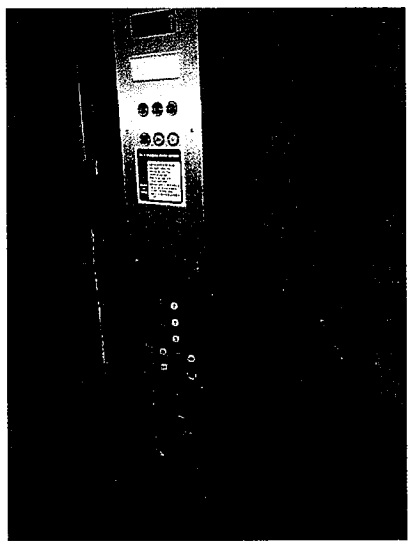
HVAC Repair/ Replacement (FY 2008, 2010)
This project began with FY 2008 replacement of rooftop HVAC units, duct fans and cabinets for $175,000. The remainder of the project ($259,000) will be devoted to repair/ replacement of the supply and return air systems and individual fan coil units in the various rooms of Roosevelt, during FY 2010.

Plumbing Repairs/ Replacement (FY 2008, FY 2010)
This project will allow repairs of water main supply lines, and sewer lines from the building to the city main. The FY 2008 component of the project was $35,000 for repair of exterior sewer lines, with the remaining $63,000 projected for FY 2010 expenditure. Work on the sewers is completed and water main work is scheduled for completion in FY 2010.

Elevator Repair/ Replacement Cremer Hall - $60,000

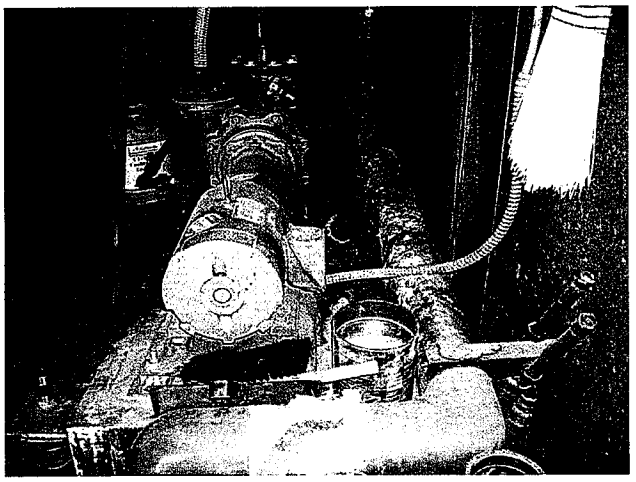
Elevator Repairs/ Replacement Cremer Hall (FY 2010, FY 2011)
This project will finance repairs and equipment replacements to the existing elevator to sustain reliable service. The existing equipment necessitates frequent repair and adjustment in a manner that is not cost effective.

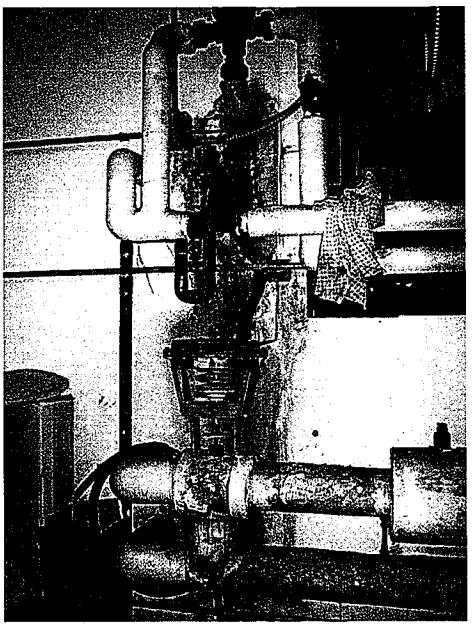
Elevator Repair/ Replacement King Hall - $60,000



Elevator Repairs/ Replacement King Hall (FY 2010, FY 2011)
This project will finance repairs and equipment replacements to the existing elevator to sustain reliable service. The existing equipment necessitates frequent repair and adjustment in a manner that is not cost effective.

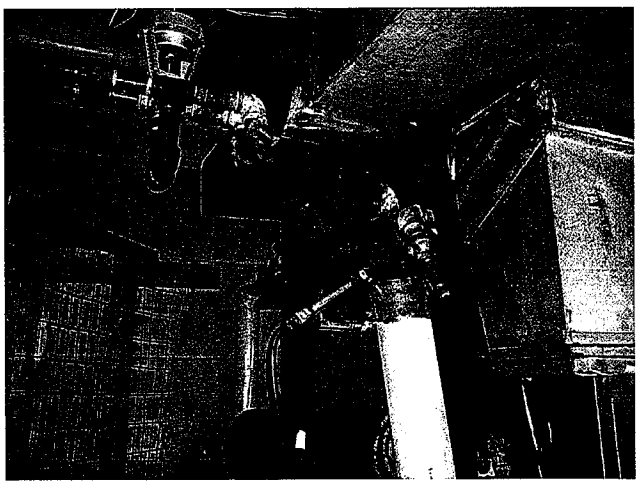
HVAC Repair/ Replacement Visser Hall - $ 661,000

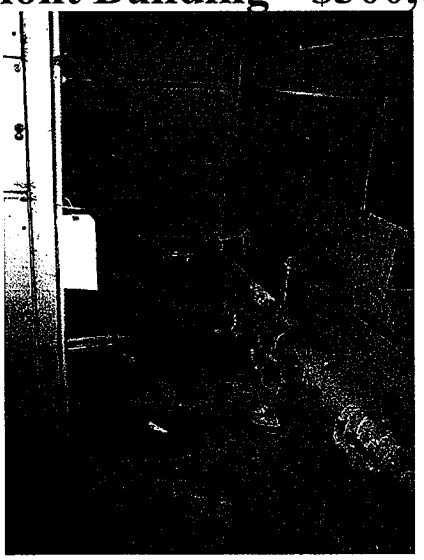




HVAC Repairs/ Replacement Visser Hall (FY 2011, FY 2012)
This project will finance replacement of the hot and cold water supply piping, serving the HVAC system throughout Visser Hall. Multiple leaks and analysis has shown major deterioration to the lines between the mechanical room and the multiple fan coil units. A complete replacement is necessary to these lines, which are approximately 40 years old. The project will also involve analysis of building controls.

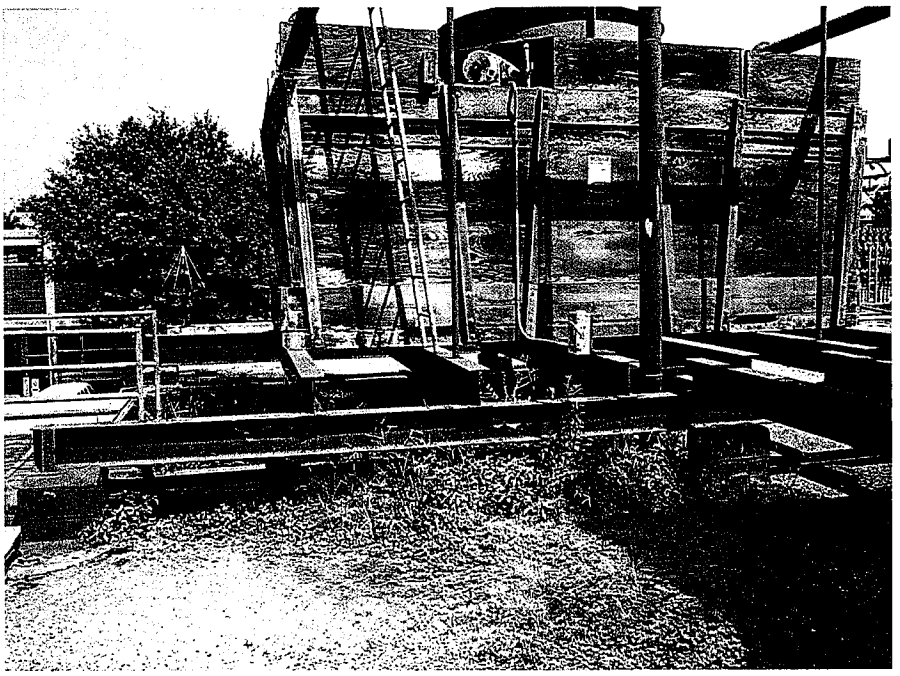
HVAC Repair/ Replacement Stormont Building - $300,000





HVAC Repairs/ Replacement Stormont Maintenance Building (FY 2011)
This project will finance replacement of the existing HVAC supply and distribution system throughout the Stormont Maintenance Building. Leaks and system failures are frequent in a system which is approximately 50 years old.

Roof Replacement Powerhouse - $250,000



Roof Replacement Powerhouse (FY 2011)

This project involves replacement of the existing roofing system at the Powerhouse building. It includes an area with an original asbestos panel roofing, which is becoming brittle due to age and weathering. A new roofing system will provide safer and more reliable protection for the building and the equipment/personnel it houses.

Emporia State University 5-Year Maintenance Project List by Year

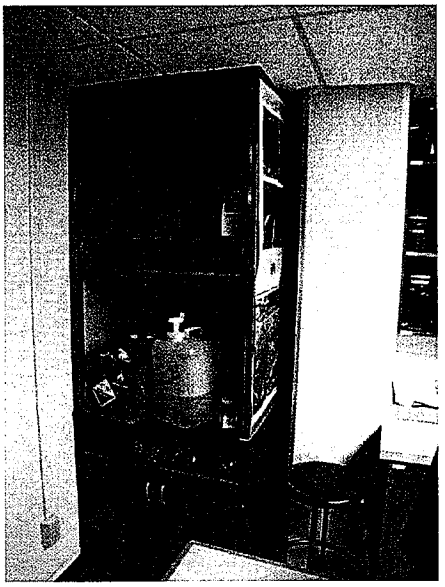
(as approved by Board of Regents June 2009)

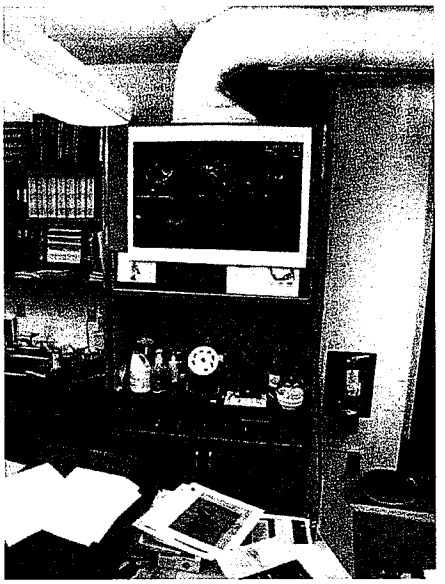
	FY 2008		FY 2009		FY 2010		FY 2011		FY2012	
	IMP	UI	IMP	UI	IMP	UI	IMP	UI	IMP	UI
PHYSICAL EDUCATION BUILDING										
ROOF REPLACEMENT	351,000	459,700								
HVAC REPAIRS/ REPLACEMENT										270,000
PLUMBING REPAIRS/REPLACEMENT										100,000
WILLIAM ALLEN WHITE LIBRARY										
HVAC REPAIRS/REPLACMENT	230,000		1,208,000	209,000						
ELECTRICAL REPAIRS/REPLACEMENT	410,000			186,000	109,000					
ELEVATOR REPAIRS/REPLACEMENT					50,000					
PARTITION REPAIRS/REPLACEMENT					200,000					
UTILITY TUNNELS										
REPAIRS/REPLACEMENT	339,000								597,000	
ROOSEVELT HALL										
FOUNDATION STABILIZATION/REPAIRS	272,000				468,400					
HVAC REPAIRS/REPLACEMENT	175,000					259,000				
PLUMBING REPAIRS/REPLACEMENT	35,000					63,000				
CREMER HALL										
ELEVATOR REPAIRS/REPLACEMENT						24,000	36,000			
KING HALL										
ELEVATOR REPAIRS/REPLACEMENT						24,000	36,000			
VISSER HALL										
HVAC REPAIRS/REPLACEMENT							284,000	370,000	7,000	
STORMONT MAINTENANCE BUILDING										
HVAC REPAIRS/REPLACEMENT							300,000			
POWER HOUSE										
ROOF REPLACEMENT							250,000			
SUBTOTALS By Fund and Year	1,812,000	459,700	1,208,000	395,000	827,400	370,000	906,000	370,000	604,000	370,000
SUBTOTALS By Year		2,271,700		1,603,000		1,197,400		1,276,000		974,000
GRAND TOTAL										

IMP - Infrastructure Maintenance Fund (receives its revenue from State General Fund transfer)
UI - University Interest Fund

Science Hall - $466,012 (FY 2009)

Fume Hoods – Biology Labs	$500,000





Fume Hoods – Biology Labs (FY 2009)(FY 2010)
This project involves replacement of fume hoods and related exhaust and ventilation equipment in the Biology labs of the Breukelman addition to the Science Hall. Most of the ventilation equipment servicing the Biology labs is now 43 years old, necessitating replacement to preserve safety among users and continue laboratory operations. The updated hoods and ventilating equipment will be significantly more energy efficient than the items being replaced. It is anticipated that $466,012 will be expended during FY 2009 and $34,000 will occur in FY 2010.

Campus Network Wiring - $350,000 (FY 2010)

Campus Network Wiring	$350,000

Campus Network Wiring (FY 2010)
This project involves replacement of approximately half the original Token Ring (or Type 1) network wiring throughout the campus. This wiring is insufficient to handle high speed communication demanded by state of the art computing and telecommunications equipment. Existing cabling will be replaced with Category 6 or 6E cabling. This will allow 1GB (and potentially 10 GB) connectivity in as many areas as this funding will allow.

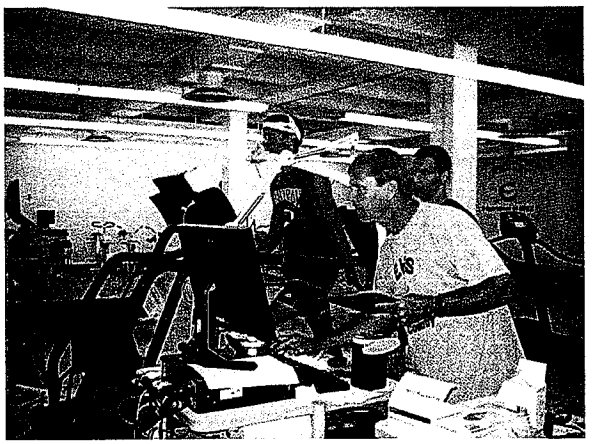
8-11

Campus Light Fixture Replacement $350,000 (FY 2010)

Campus Light Fixtures	$350,000

Campus Light Fixtures (FY 2010)
This project involves replacement of inefficient incandescent and T-12 fluorescent fixtures and lamps in campus buildings with new energy efficient T-5 Fluorescent fixtures and lamps. The project will focus on those areas where the highest levels of energy savings can be achieved through fixture replacement.

Single Pane Windows Multiple Locations



Older lighting fixtures- Multiple Locations

Campus Window Replacements - $405,309 (FY 2010)

Campus Network Wiring	$405,309

Campus Window Replacement (FY 2010)
This project involves continued replacement of single pane, un-insulated metal frame windows across the ESU campus. Many University buildings, constructed during the 1950's and 1960's have such windows. Various financing sources have been utilized throughout the years to replace some of these windows; however, many buildings continue to need this upgrade. The funds projected in this FY 2010 ARRA project will allow replacement of single pane windows in various academic buildings, with new energy efficient double pane, thermal broke, insulated aluminum window systems.

Deferred Maintenance - Request for Additional State Funds

What Remains In Addition to Approved Projects

-ESU is extremely appreciative of the program approved in 2007

-Allows us to proceed with $7.3 million of high need projects

-Important to view in context of what remains

-The Board of Regents calculations for building renewal reflect deferred maintenance totaling $757.5 million

-ESU's share of this total is $48.4 million

-The plan approved in H.B. 2237 totals $7.3 million for ESU

-The Regents request additional funding for the difference

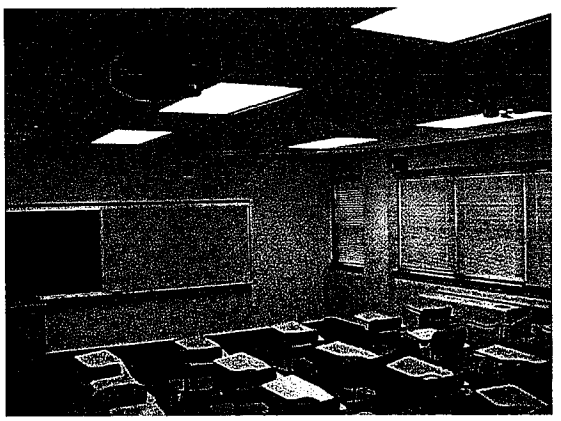
-ESU requests $4,924,000 in FY 2011

-Similar totals requested in subsequent years of 5 year plan

-Why a reasonable request

-Multiple projects which cannot be funded by the $7.3 million ESU will receive from program approved in 2007

King Hall Exterior



Rusted Fan Coil Units in Science Hall

Deferred Maintenance - Request for Additional State Funds

What Remains In Addition to Approved Projects

-High need projects for which financing not available within present allocation

-Remodeling of approximately 50 teaching laboratories

-Replacement of Fan Coil Units Science Hall and other academic buildings with newer more efficient units

-Renovation of King Hall

-Renovation of William Allen White Library

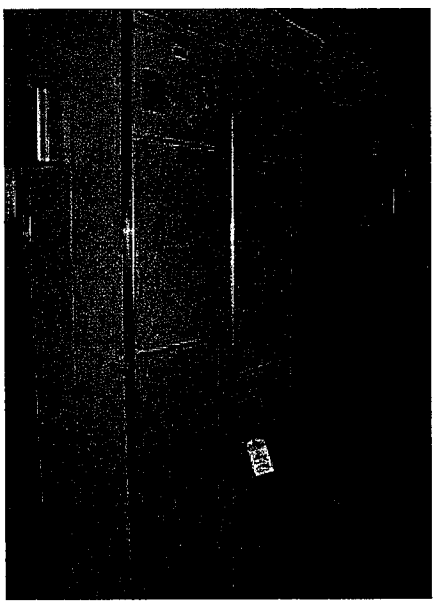
-Remodeling of Health Physical Education Building

-Continued replacing single pane windows, multiple locations

-Continued replacement of lighting equipment

-Continued renovation of HVAC Systems/Controls

Single Pane Windows Multiple Locations



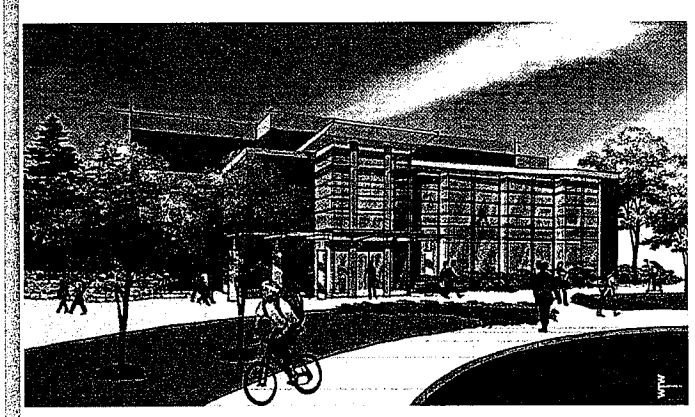
Electrical Panels in King Hall

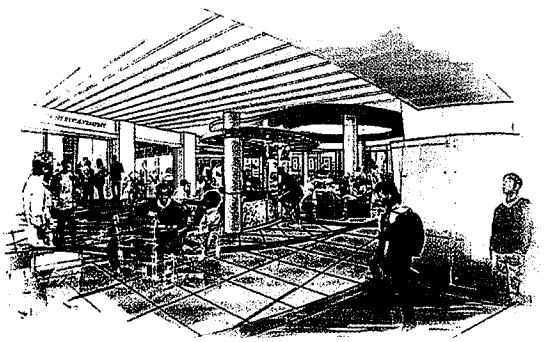
Renovate Memorial Union

- Estimated project totals $25 million
- Mechanical/plumbing/electrical system needs total $7.3 million
- Renovation to include major increase to efficient use of space
  - -Dining on two levels, rather than three
  - -Relocation of Student Affairs offices to Memorial Union
  - -Improved access to bookstore
  - -Updates throughout and improved entrances

-Received statutory authority for the project from 2009 Legislature.

- -Project concept and design development phases of planning are complete
  - Project architects, Treanor and Associates, Lawrence, Ks
  - Consultation by WTW, Pittsburg, Pa
  - Construction Manager, Ferrell and Co
- -Student referendum on project approved Apr 8, 2009
- -Student fee increase approved by Board of Regents, June 2009
- -Final design phase currently underway, anticipated completion, Feb. 2010
- -Anticipating final consideration by Board of Regents, Feb. 2010
- -Projecting bond issuance and project initiation , spring 2010





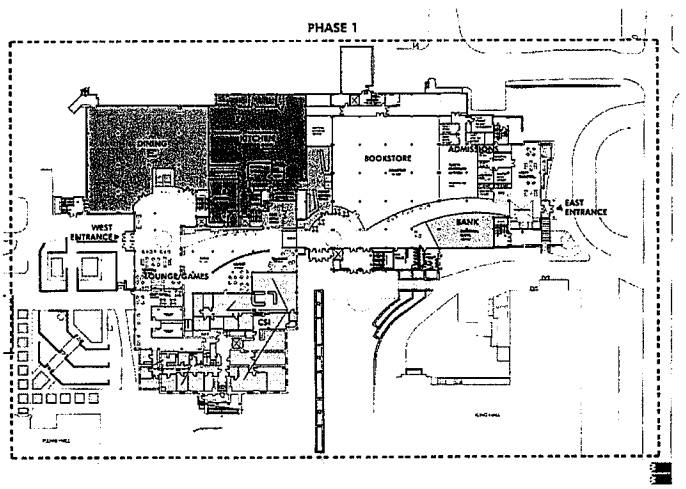
8-15

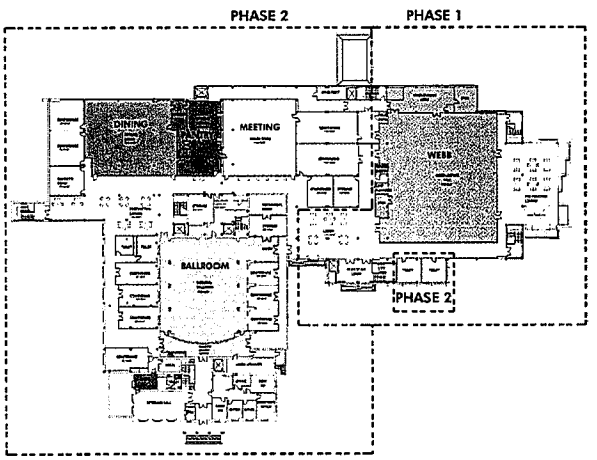
Memorial Student Union
Estimated Project Costs

Construction Budget		
Remodeling and Addition		
Estimated Construction	$	18,500,000
Professional Fees	$	1,757,500
Moveable Equipment	$	1,325,000
Environmental Abatement Allowance	$	500,000
Project Contingency	$	1,980,000
Miscellaneous Costs	$	967,500
Total Costs	$	25,030,000

Estimated Project Financing

Student Fees	$	4,500,000
Revenue Bonds & Private Gifts	$	20,530,000





8-16

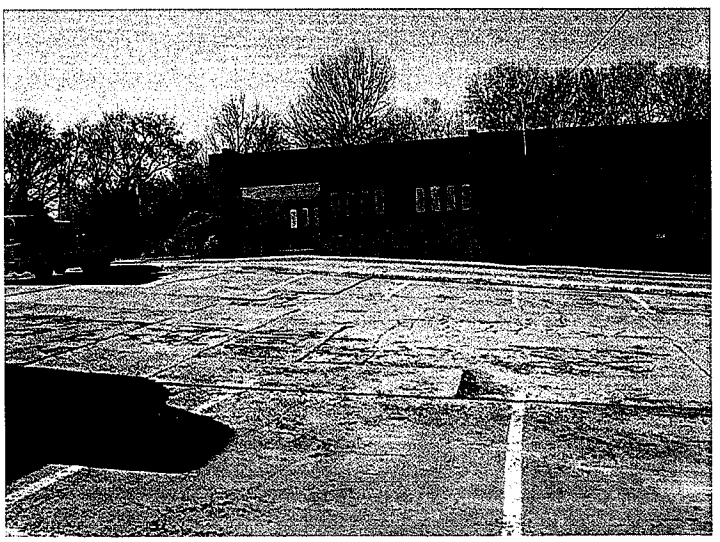
Parking Lot Improvements

-An Annual Request of the University

-Involves $450,000 from Parking Funds ($90,000 annually for the next 5 years)

-Continuing Resurfacing of Parking Lots

-Improvements to Parking Areas and Roads



Crumbling Asphalt in Earl Center Parking Lot

Repaired Section of West Lot

Remodel/Relocate Stormont Facility

-Project involves relocating physical plant to edge of campus

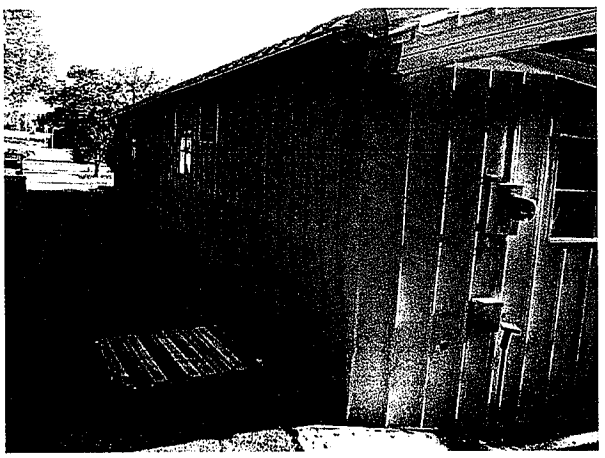
-Location of present physical plant compound

-Would be housed in pre-engineered metal building

-Stormont building would be remodeled for art classes/labs

-Project estimated at $4.0 million

Stormont Maintenance Facility To Become Space for Art Classrooms, Labs



Compound Area, Presently Storage and Greenhouses at East Campus Edge
Building Condition Codes of 27% – 38% on present structures

8-18

Addition and Remodeling
William A. White Library

-Major systems have been addressed in the Deferred Maintenance program

-Need for an addition and remodeling of the structure remains

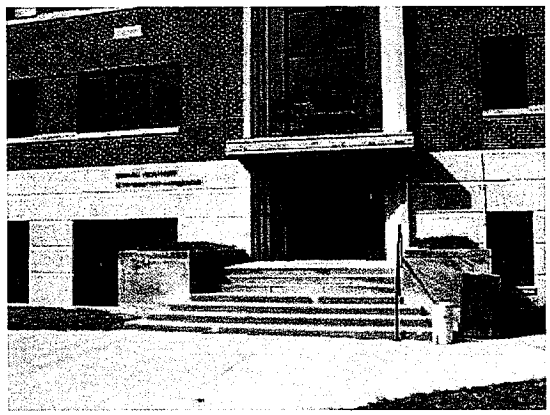
-Accessibility exists, but not conveniently

-Improve location for School of Library and Information Management

-Program plan calls for 20,000 sq. ft. addition

-Improve location for University Archives

W.A.W. Library Main Entrance



W.A.W. Library SLIM Entrance

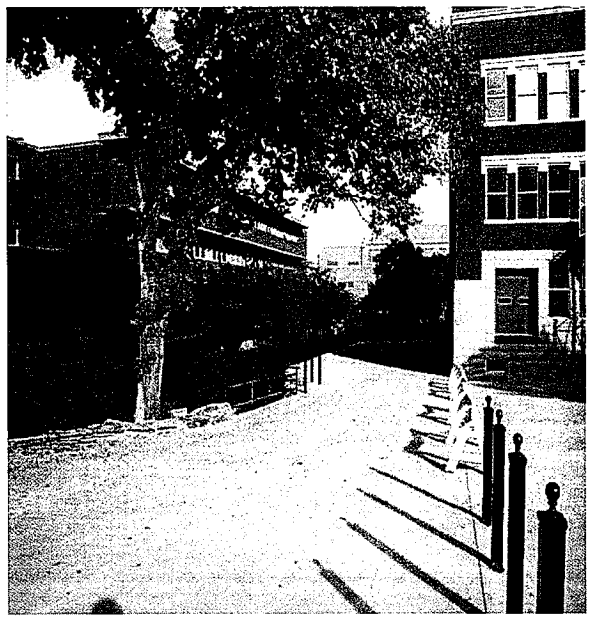
W.A.W. Interior Areas

8-19

Remodel Morse Residential Complex

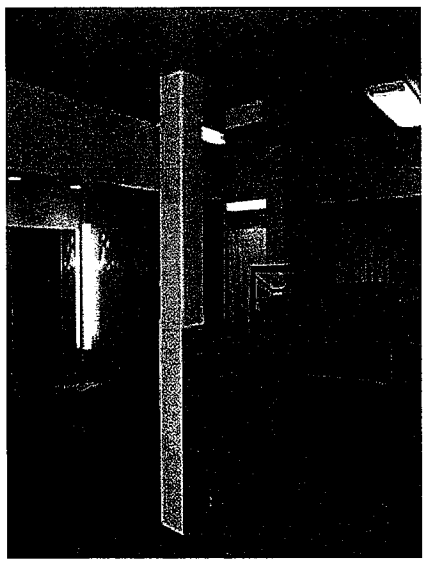
- Preliminary discussions involve an $8.0 million renovation
- Largely mechanical/electrical/plumbing project
- Should require less remodeling than Towers
- Configuration will depend upon suite utilization in Towers

North - West Side of Morse Complex



South - East Side of Morse Complex

East Side of Morse Complex



4 Person Suites Typical of Northeast and Southeast Morse

8-20

Capital Improvement Summary
Kansas State University

Projects Update
October 20, 2009

Attachment 9
JCSBC 10-21-09

Kansas State University
Capital Improvement Projects
Legislative Presentation

Aeronautical Center at Kansas State University - Salina:

In 1991, the state of Kansas entered into a 20 year agreement with the Salina Airport Authority to repay the cost of constructing an addition onto the Aeronautical Laboratory. The annual lease payment has been $189,446. An option within the lease allows K-State to purchase the property on July 1, 2010 for $165,396. This purchase option requires six (6) months notice and saves the State of Kansas $24,000 in 2011 and $189,000 in 2012. The Salina Airport Authority and State Building Commission have been notified that K-State chooses to use the option. Therefore, the final lease payment for this project is $165,396 and will take place in FY 2011.

- *Funding is included annually as part of the capital improvements appropriation for K-State.*

Parking Lot Improvements:

Consultants have completed two studies concerning parking operations. One examined existing paved surfaces, and provided construction standards and alternative funding strategies for paving surface maintenance. The other was a comprehensive traffic and parking study that proposed new facilities and reconstruction of particular campus lots. The work of maintaining existing parking lots and developing futures lots will be executed according to current standards. KSU-Salina improvements of $50,000 per year are included in the annual budget of $600,000.

- *Legislative authorization is required for this project.*

Update on Previously Approved Projects

Jardine Apartment Housing:

The Department of Housing and Dining Services provides on-campus living accommodations for approximately 3,800 students in residence halls and 1,000 occupants in apartments. The existing Jardine Apartments are located on 60 acres on the main campus. There were 31 buildings consisting of 552 apartments, 6 wash houses and a community center. They were built between 1957 and 1963 with the exception of the Community Center which was built in 1990. Due to their age, they did not meet the needs of our current clients in addition to becoming more expensive to maintain. The overall plan indicates the removal of about two-thirds of the current building and renovating the remainder. The community center will remain and be expanded. Phase I demolished five original structures and replaced them with seven mixed use facilities and will completely renovate three existing buildings to meet current building codes. Phase II of the project is currently under design.

The goal is to redevelop the facilities with a mixed use community that meets the needs of our current and future graduate, undergraduate, married and single students. The final plan will be a more dense mix consisting of 808 units, 312 family units and 1,472 single student beds consisting of a mix of apartments, townhouses, and possibly scholarship houses. The community will include green space, parking, playgrounds, community facilities, retail facilities an academic center and other amenities. The cost for this program is $102,000,000 to be funded with revenue bonds that will be repaid from housing revenues.

Bramlage Coliseum & Bill Snyder Family Stadium Improvements:

In order to remain competitive with NCAA Division I standards, upgrades to Bramlage Coliseum and Bill Snyder Family stadium are required. The existing facility no longer meets the needs of the athletes or the public. Additionally, the improvements will correct a number of ADA and life safety deficiencies. The cost for this project, to be completed in phases, is $45,000,000 to be funded with revenue bonds that will be repaid from athletics revenues.

Chester E. Peters Student Recreation Center Enhancement:

This indoor recreation complex at Kansas State University is a facility dedicated to the physical, mental and social well-being of men and women, students and faculty/staff. The facility is used for intramural sports, free time recreation and fitness programs. The structure in a strict sense is not just a gymnasium, but rather a physical recreation center for Kansas State University. The facilities offer participants the opportunity to engage in individual or team sports, informal activities, and co-recreational activities. Facilities are available to other members of the university including fee paying faculty/staff and alumni. At present, this facility is working at capacity with wait times to access the fitness machines. The Phase II expansion in 1993 included renovation of gymnasium flooring, carpeting, and painting of the existing and new structure. The current expansion will include expanded cardio and fitness areas, and group activity rooms for fitness classes. The $24,000,000 will be funded from bonds that will be repaid with student fees that were approved by a student referendum.

Equine Education Center:

Kansas State University has seen a huge increase in the student population with an interest in equine studies. In response, several new equine courses have been offered. Currently, KSU has very limited equine facilities for teaching, research and extension functions of the university. Our training classes are very weather dependent and students are unable to ride year round. We are unable to accommodate more students in our hands-on horse related classes due to lack of adequate facilities. The Equine Education Center will give KSU the potential to further expand the equine opportunities for our students. This privately funded facility will be located northeast of the intersection of Denison and Kimball Avenues just north of the KSU Purebred Beef Unit. The cost for this project is $15,000,000 to be funded with private gift funds.

Leadership Studies:

The Leadership Studies program has continually adapted to meet the needs of its students. It began with a shared space in Holton Hall in 1997 and went from there to the Leadership House, a rental home adjacent to campus, in 1998. Today, the interdisciplinary minor in leadership studies is K-State's largest academic program and has earned national recognition. In addition to an academic minor, the Leadership Studies Program also offers an expansive array of leadership programming for students, faculty and the community. The site on Old Claflin Road provides easy access for students living both on and off campus. Additionally, the center's proximity to the K-State Student Union, Alumni Center and off-campus lodging and restaurants will allow leadership studies faculty to develop a for-profit entity such as a Big 12 Faculty Leadership Institute to advance leadership development in the larger community. The cost of this project is $11,438,000 and is being funded with private gifts.

Sheep and Meat Goat Center:

The Kansas State University Sheep Unit is being relocated as a result of the sale of KSU property to the KSU Foundation. Kansas State University has an active sheep teaching and research program, but the facilities no longer meet the needs of the program. Kansas livestock producers are turning to goats to provide added revenue as well as controlling weeds and invasive plants in pastures used by other animals. To provide for this combined need, Kansas State University has developed plans for a new Sheep and Meat Goat Center. This facility will be located northwest of the intersection of Denison and Kimball Avenues just north of the current KSU Sheep Unit on the main campus. This $1,504,800 project is being funded with a combination of private gifs and restricted fees.

Veterinary Medicine Large Animal Holding Building:

Kansas State University's College of Veterinary Medicine has taken a leadership role in food safety through research, education and outreach. Faculty members have expertise in areas that are relevant to emerging threats for animal disease. Because of the work with infectious diseases, a Large Animal Holding Building is needed to address the risks of housing and studying diseased animals. The construction of this facility will meet the current research needs and significantly broaden opportunities for both public and private grant funding. The cost for this project is $11,800,000 and will be funded from a combination of private gifts and restricted fees.

Veterinary Medical Teaching Hospital Surgery Suite Remodel:

The Veterinary Medical Teaching Hospital (VMTH) at Kansas State University offers primary care and specialty veterinary services to the state of Kansas and neighboring states. The 4,296 square foot surgical suite design used by the VMTH is based on the level of surgical expertise and caseload of the early 1970's. That design no longer accommodates the current caseload and the design is not consistent with the latest requirements for sterility and asepsis.

The VMTH has planned a total remodel of the surgery suite space and increasing its size to 4,934 square feet. Through this remodel, all electrical, communications, plumbing, medical gas and HVAC systems will be replaced with systems designed for modern surgical areas. It will also provide a more efficient work flow and alignment of services to critical areas. The modernized building systems will create a more comfortable and sterile surgical environment. The net result will be a training facility for students, interns and residents that is adaptable to our changing needs and technology. The cost for this renovation is $2,342,660 and will be paid for by hospital revenue.

Kramer & Derby Dining Improvements:

To meet the developing needs of the student population in the residence halls, the Department of Housing and Dining is updating the food service centers for the dormitories and residence halls. This 76,329 square foot renovation will update the existing kitchen and food preparation areas as well as renovate the dining areas to allow for more flexibility in seating for individuals and small groups. The cost of this project is $35,000,000 and is paid for through Housing Revenue.

Center for Child Development:

This 40,000 square foot facility will replace the current Child Care Center located in the Jardine Housing Development. Due to fire and life safety codes, the current facility rented from the Department of Housing at Kansas State University is no longer appropriate. Additionally, the current facility does not meet security requirements. Due to an increase in demand, the current facility is lacking space. The new facility will meet the growing child care needs for students, faculty and staff. This $5,000,000 facility is being financed by revenue bonds that will be repaid with user fees.

NBAF Site Existing Facility Relocation:

Kansas State University, the Kansas Bio Science Authority (KBA) and the City of Manhattan need to relocate utilities, and animal resource facility and a feed mill from the 48.4 acre NBAF site. This $21.6 million project will be funded from KBA funds.

The University of Kansas

Lawrence, Kansas

October 21, 2009

FY 2011

Capital Improvement Requests &

5 Year Deferred Maintenance Plan

Attachment 10
JCSBC 10-21-09

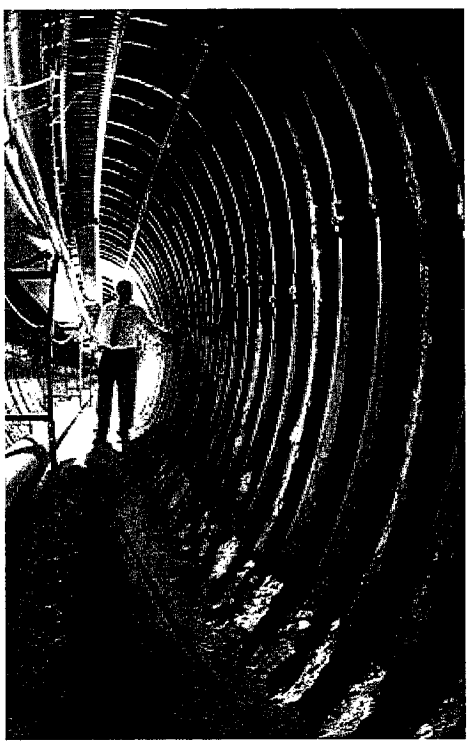
KU THE UNIVERSITY OF KANSAS
Design & Construction Management

Joint Committee on State Building Construction
University of Kansas – Lawrence Campus
FY 2011 Capital Improvements Request
October 21, 2009

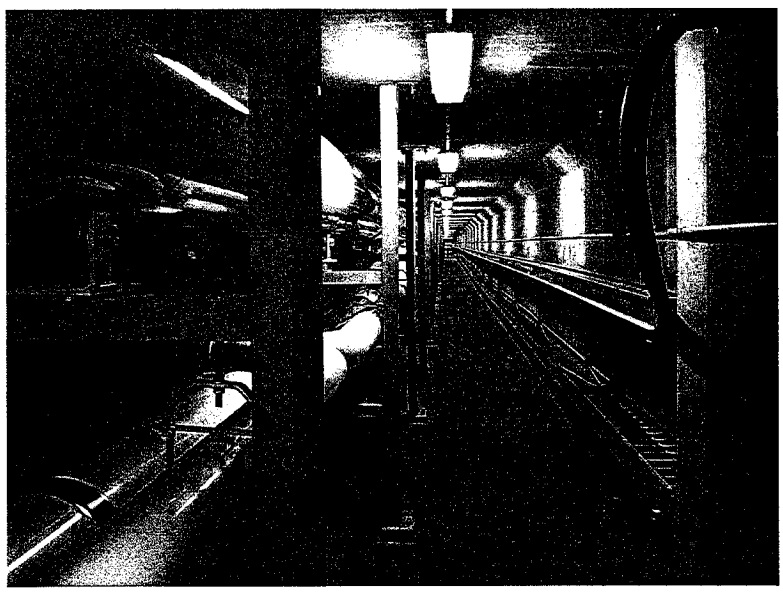
Capital Improvement Project Update

Utility Tunnel Improvements –The first phase of tunnel improvements began in the summer of 2008 and was completed in October 2008, just in time for the winter heating season. The first phase replaced 900 LF of badly deteriorated tunnels. During the bidding process, the University was able to compare the cost of cast-in-place concrete to precast concrete tunnel sections. By going with precast tunnel sections, the University was able to save a million dollars.

The second phase of tunnel replacement started in late spring 2009 and addressed more badly deteriorated tunnel sections. Phase 2 replaced 1,000 LF of tunnels. Before the project officially started, the sanitary sewer line serving Bailey Hall failed. The sewer line was in the tunnel section that was abandoned during the summer of 2008 phase one work. The re-routing of this sanitary sewer was included in the Phase 2 tunnel replacement, but given the unexpected line failure, that work had to be done sooner than originally scheduled. We are pleased to report the tunnel improvements are complete and we want to thank the Joint Committee for your support in helping KU address this critical need.



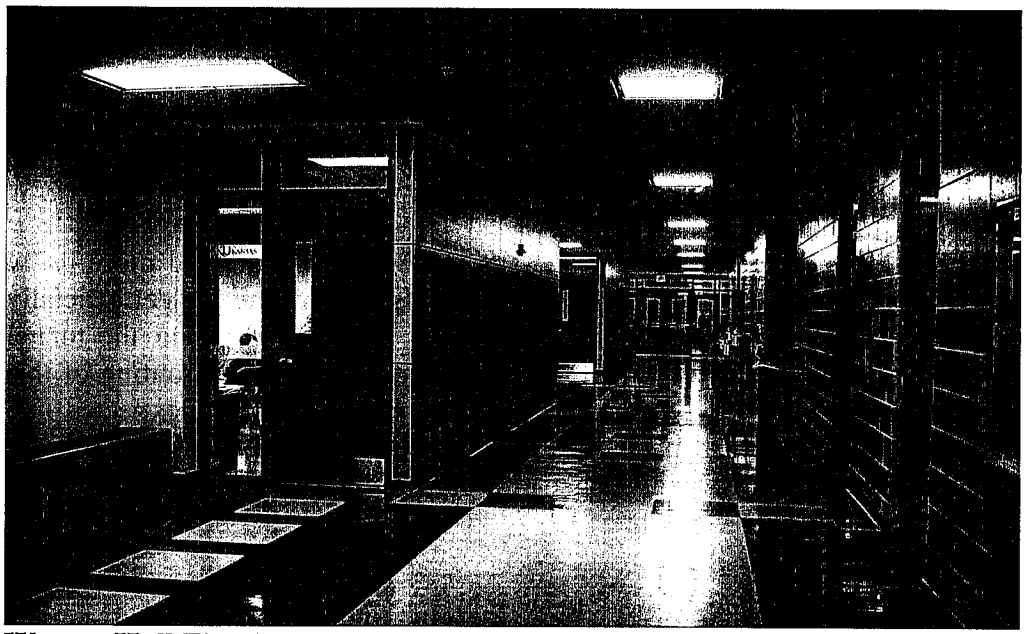
Original Deteriorating Tunnel



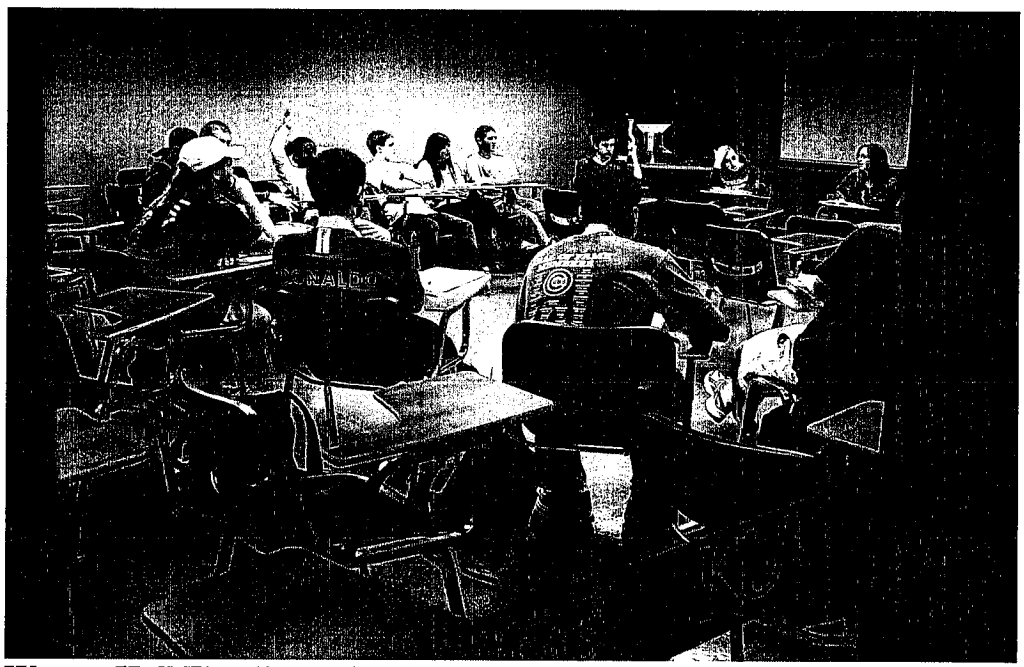
New Utility Tunnel

1246 W. Campus Road Room 114 | Lawrence, KS 66045-7505 | (785) 864-3431 | Fax: (785) 864-3495 | www.dcm.ku.edu

Wescoe Hall Improvements – This was a complicated project which replaced an undulated floor slab on the first floor, and mechanical systems on 1st, 2nd and 3rd floors, as well as fire and life safety improvements throughout the building. The work was implemented in phases, by floor, to minimize the number of faculty and staff displaced at any one time. This was the first KU project to utilize the State of Kansas' CM At-Risk alternative delivery process, and one of the first State projects to use that new process. The result was a very good end product, at a reasonable cost, with the least amount of disruption to the ongoing academic programs in the building. Phase 1 started in January 2008 and was completed in August 2008. Phase 2 started in June 2008 and was completed in December 2008. Phase 3 started in January 2009 and completed in July 2009. We are again pleased to report the project is complete and we thank the Joint Committee for your support of this very important mechanical system replacement project.



Wescoe Hall First Floor Corridor and Classrooms



Wescoe Hall First Floor Classroom

10-3

Allen Fieldhouse Improvements – Many of you have seen the recent press coverage of the completed work at Allen Fieldhouse. There is a lot of interest in the completed improvements but there are other components behind the walls that may be of interest to you. The project created three more fire code compliant stairs, two exit bridges to the north and an expanded fire sprinkler system. These are very important life safety improvements. Failing mechanical systems on first floor, and deteriorated plumbing and electrical systems were replaced and upgraded. During the demolition process we found several columns had deteriorated at the floor, caused by failing plumbing pipes. These columns were repaired. These improvements, from the infrastructure to the finished spaces, will have a very positive impact on the student athletes and the fans.

Allen Fieldhouse Hall of Athletics Expansion

Deteriorated AFH Column Before Repairs

10-4

FY 2011 Capital Improvements Request

Deferred Maintenance - $226,000,000 Total; $27,400,000 for FY 2011 – We are asking for help in addressing the backlog of deferred maintenance

The University appreciates that the legislature recognizes the extent of the maintenance problems we face and is willing to help. KU invests approximately $11 million annually for ongoing maintenance of our facilities to cover items such as air filters, fan belts, flush valves, replacing failed electrical motors and emergency repairs like failed chillers, transformers, etc. In recent years, KU has received approximately $4.4 million from the Educational Building Fund for the purpose of major repairs to our building infrastructure. Action taken by the 2007 Legislative Session will provide approximately $39 million from Infrastructure Maintenance Program (IMP) and University Interest earnings (UI) over five years. However, we are still faced with a deferred maintenance backlog of $226 million.

We hope that the details that follow will help us to achieve a plan that both preserves and improves the infrastructure at KU.

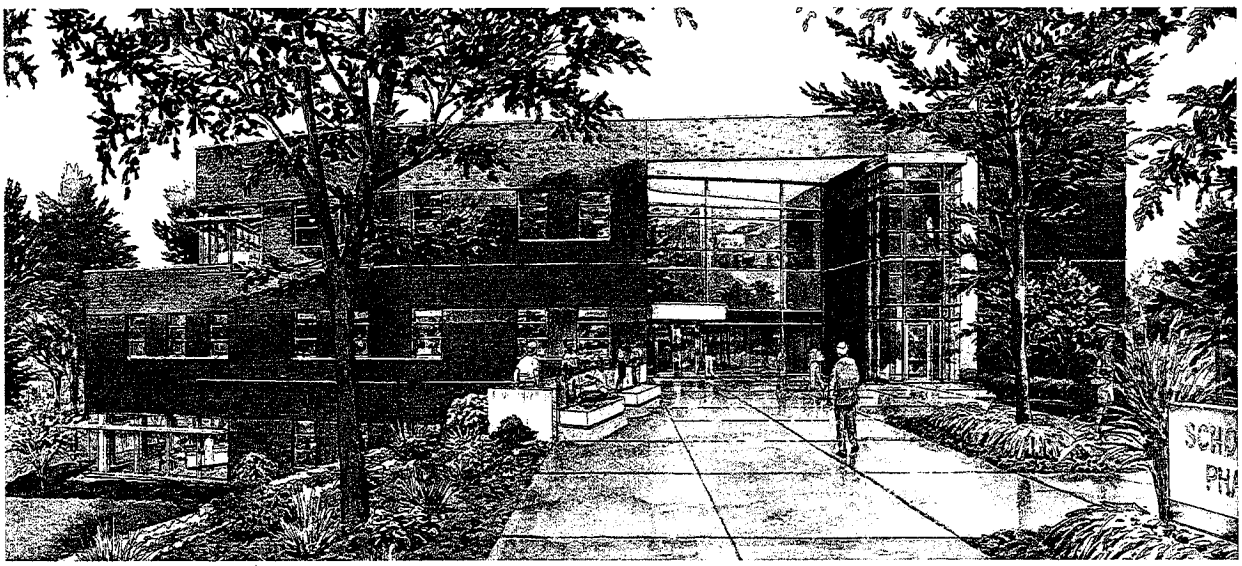
The University of Kansas' main and west campuses contain approximately 1,000 acres, more than 150 buildings with a total area of 8.9 million gross square feet (GSF), including 5.9 million GSF that is covered under the deferred maintenance request. KU's GSF is 20% of the State's total GSF. The total replacement value of KU facilities is over $1 billion. 76% of the buildings are over 20 years old. Of the buildings included in the deferred maintenance request, 12 buildings are over 100 years old, 47 buildings are over 50 years old. The average age of KU facilities is 45.3 years.

On the map included with this presentation is a series of buildings highlighted in green. The projects noted on the Capital Improvements Plan do **not** include the 5 year deferred maintenance plan facilities and infrastructure. These buildings, along with underground utilities, streets and sidewalks, are the major repairs that are seriously needed. Within these buildings we are requesting funding to address life safety improvements, mechanical system repairs and replacements, electrical system replacements, plumbing improvements and other associated infrastructure repairs. The list of buildings in the need of heating, air conditioning and ventilation improvements includes the Computer Services Facility, Spencer Research Library, Nichols Hall, Twente Hall, Summerfield Hall and several more.

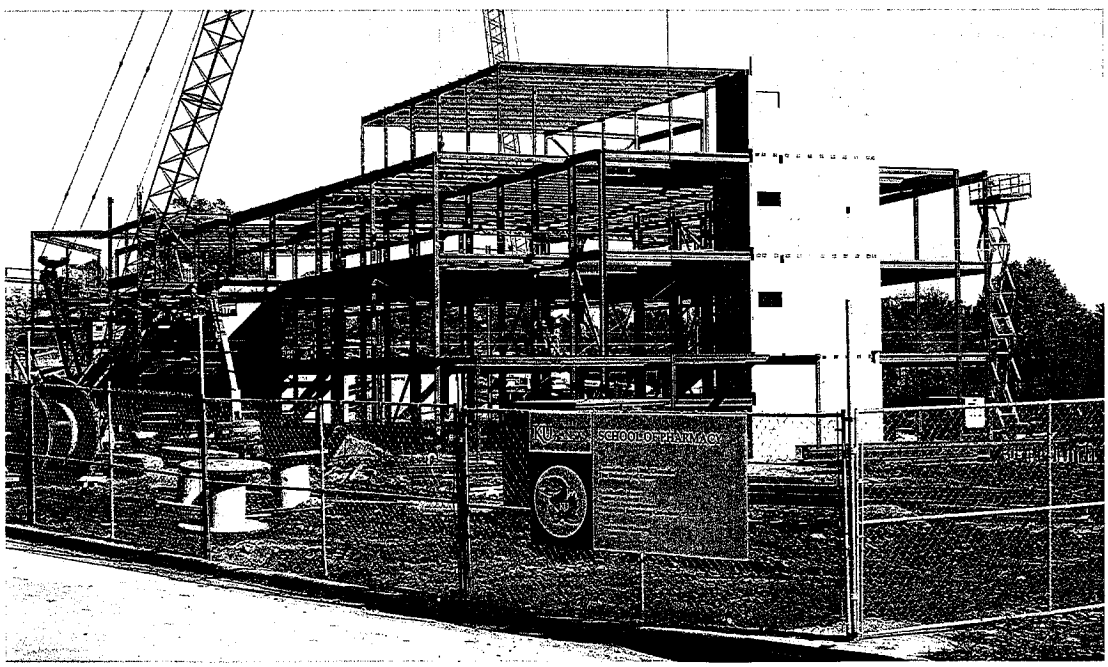
Crisis management continues to be the University's mode of operation. The deferred maintenance backlog continues to grow and although inflation has moderated, it is a factor that continues to drive the cost of repairs higher and higher. We appreciate the funding plan for deferred maintenance for the period of FY 2008 to 2012. This money is helpful in slowing the rate of growth of the maintenance backlog. Without adequate funding to maintain these facilities, the rate of deterioration will only increase and the risk of a potential failure will proportionally increase.

Again we appreciate your support with the current Deferred Maintenance Program funding and request your support for future funding to address the backlog of deferred maintenance.

Pharmacy Teaching & Administration Building – Phase 1 - $50,740,000 (originally $45,593,834) – The University of Kansas is undertaking a major, comprehensive expansion of the KU School of Pharmacy to address the growing shortage of pharmacists in the State and the significant changes in academic training curriculum and professional development requirements that the pharmacy profession has undergone in the last 25 years. This new facility will allow student enrollment to grow nearly 50%. I want to thank this committee for your support of the Pharmacy project in the 2008 and 2009 Legislative Session. Given the critical need for more pharmacy professionals and the current bidding climate, The University has been aggressively moving this project towards a July 2010 completion, six months earlier than originally projected. Bid prices have been favorable and we continue to be within budget. The architect, Treanor Architects and the contractor J.E. Dunn have shared the interest and team effort to complete this project for Fall 2010. We want to advise the committee of the FY 2011gift funding that will help furnish the building.



Rendering of New School of Pharmacy



October 20, 2009 Progress Photo -- View of the Northwest Corner of the Building

10-6

KU Cancer Center Initiative - $64,000,000 – Last year the University presented the Cancer Center for the Joint Committee approval. We want to advise the Joint Committee that the University has scaled down the project to Phase 1. The building is now a 108,000 gross foot facility suitable for interdisciplinary research in the life sciences primarily focused on cancer research. The building has also been identified as the Translational Bioscience Research Building (TBRB), a central component of KU's academic research initiative and KUCR's role in the Cancer Center Initiative. There are adjacent facilities supporting the research associated with the multidisciplinary research projects, state-of-the-art analysis of small and large molecules and proteins, and expansion of promising drug discovery programs including those related to cancer research. We continue to seek funding from KBA and other grant opportunities.

Parking Repair and Improvement Projects - $800,000 - This is our annual request for funding approval to spend $800,000 of parking fee funds to repair pavements and related improvements including new site lighting and associated storm water management. Five years ago we contracted with PEC and Chance Management to do a comprehensive study of parking. The final report recommended operating policy changes, planned parking lot maintenance and development of additional parking. The $800,000 per year was the recommended allocation to take care of the deferred maintenance of the parking lots over a period of 24 years.

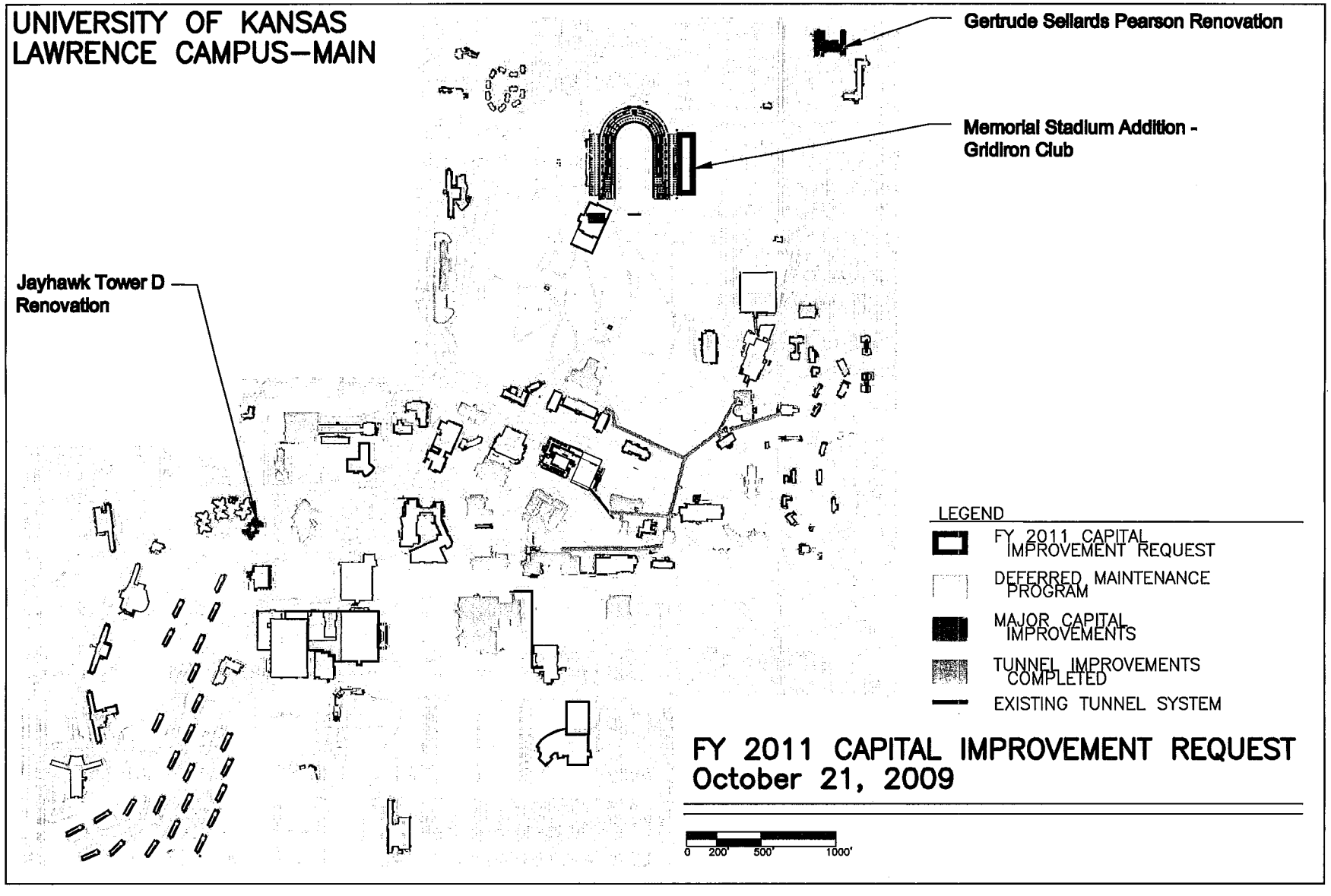
Gertrude Sellards Pearson Renovation - $14,750,000 – This project was reviewed and approved by the Joint Committee a couple years ago but was put on hold to allow renovation of Jayhawker Towers A and D. We want to advise the committee of the delay and of our intent to move forward with the project. The facility currently serves as a women's residence hall. The project will renovate 96,970 gross square feet of student rooms and public spaces. At the conclusion of the renovation, the residence hall will become co-ed. The project will be funded with revenue bonds issued by the Kansas Development Finance Authority and secured with a pledge of Housing System revenues.

Jayhawker Towers Renovation, Phase Two - $7,835,000 - The Jayhawker Towers are forty years old and in serious need of refurbishing. The mechanical systems are aging and the interior brick walls and poor lighting make the apartments dark and unattractive. Existing ceilings need to be abated before new finishes and lighting can be installed and interiors can be renovated. Television and data cabling is outdated and unreliable and needs to be replaced throughout. The Department of Student Housing proposes to eventually renovate all four towers, keeping essentially the same mix of two and four person apartments. Tower A has been renovated and was completed in July 2009. This project will be funded with a combination of Housing funds and revenue bonds issued by the Kansas Development Finance Authority and secured with a pledge of Housing System revenues.

Amendments to the FY 2010 Capital Improvements

Structural Biology Center Phase 5 - $6,000,000 - The KU Center for Research, Inc. (KUCR) has recently been notified by the National Institute of Health (NIH) that funding is available in the Federal ARRA stimulus package for a project to construct an addition to the Structural Biology Center. The original proposal was sent to the NIH in 2005 but funding was not available at that time. If the grant is approved, KUCR proposes to construct a 13,500 GSF addition to the Structural Biology Center (SBC) on the Lawrence West Campus at a total cost of $6,000,000. The entire project will be funded by the grant. This addition will provide space suitable for imaging equipment as part of the expansion of instrumentation associated with neuroscience research, language acquisition, degenerative conditions of the brain, and bioengineering research, along with a growing list of projects related to drug development and drug delivery which will benefit from an expanded imaging capability at the Lawrence campus. Attached is the architectural program.

Memorial Stadium Addition – Gridiron Club - $34,000,000 – The stadium addition project is the next step for adding more seats and improvements to the facility. The project consists of a two level addition above the existing seating on the east side of the stadium. There will be one enclosed level of seating and one open-air level, which will add a total of 2,966 new theatre seats. Each level will be provided club level dining and lounge space and all other required support spaces. The new facility will consist of nearly 63,000 gross square feet. The project will be funded from private funds and constructed through the KU Endowment Association.



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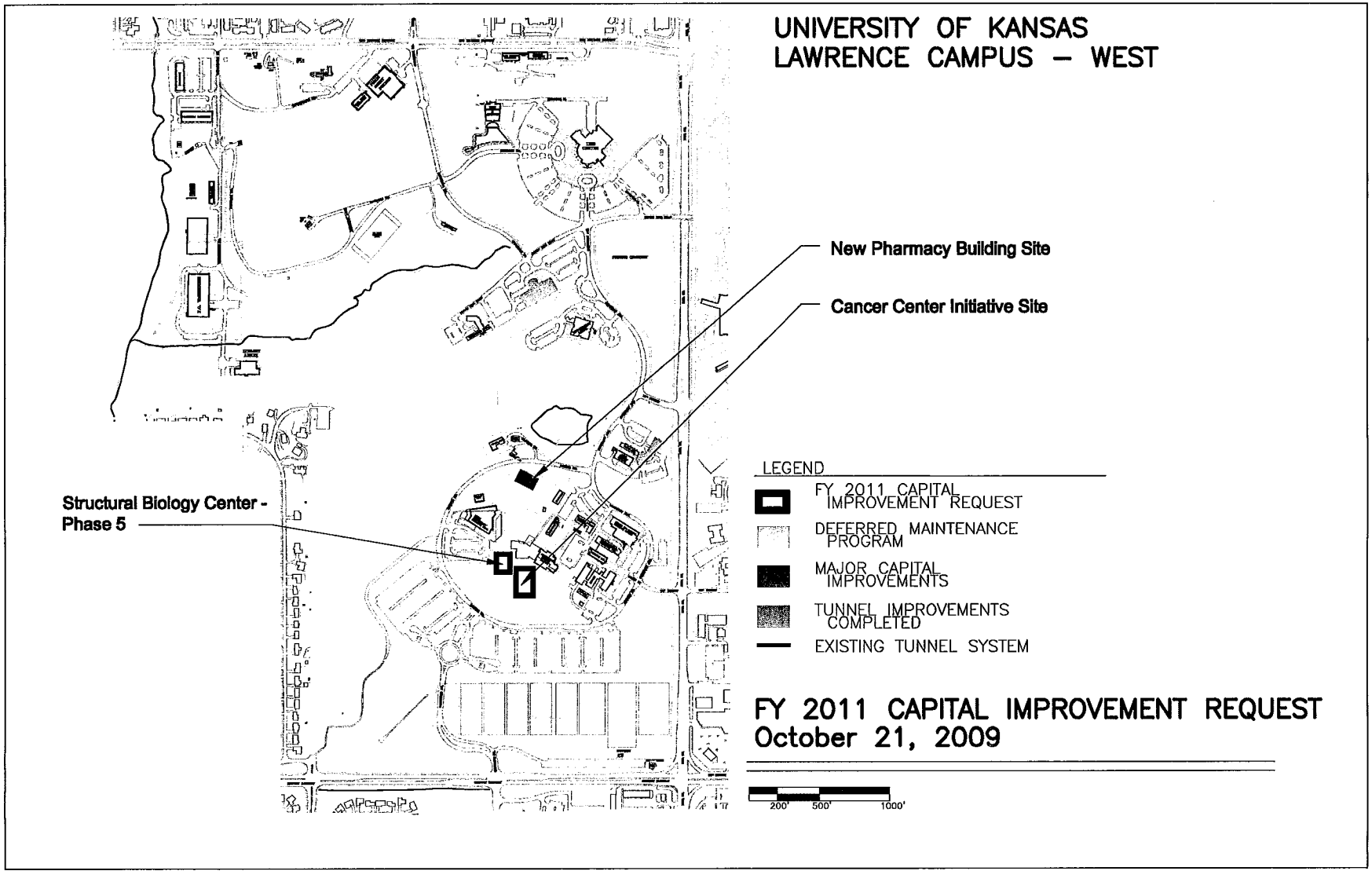

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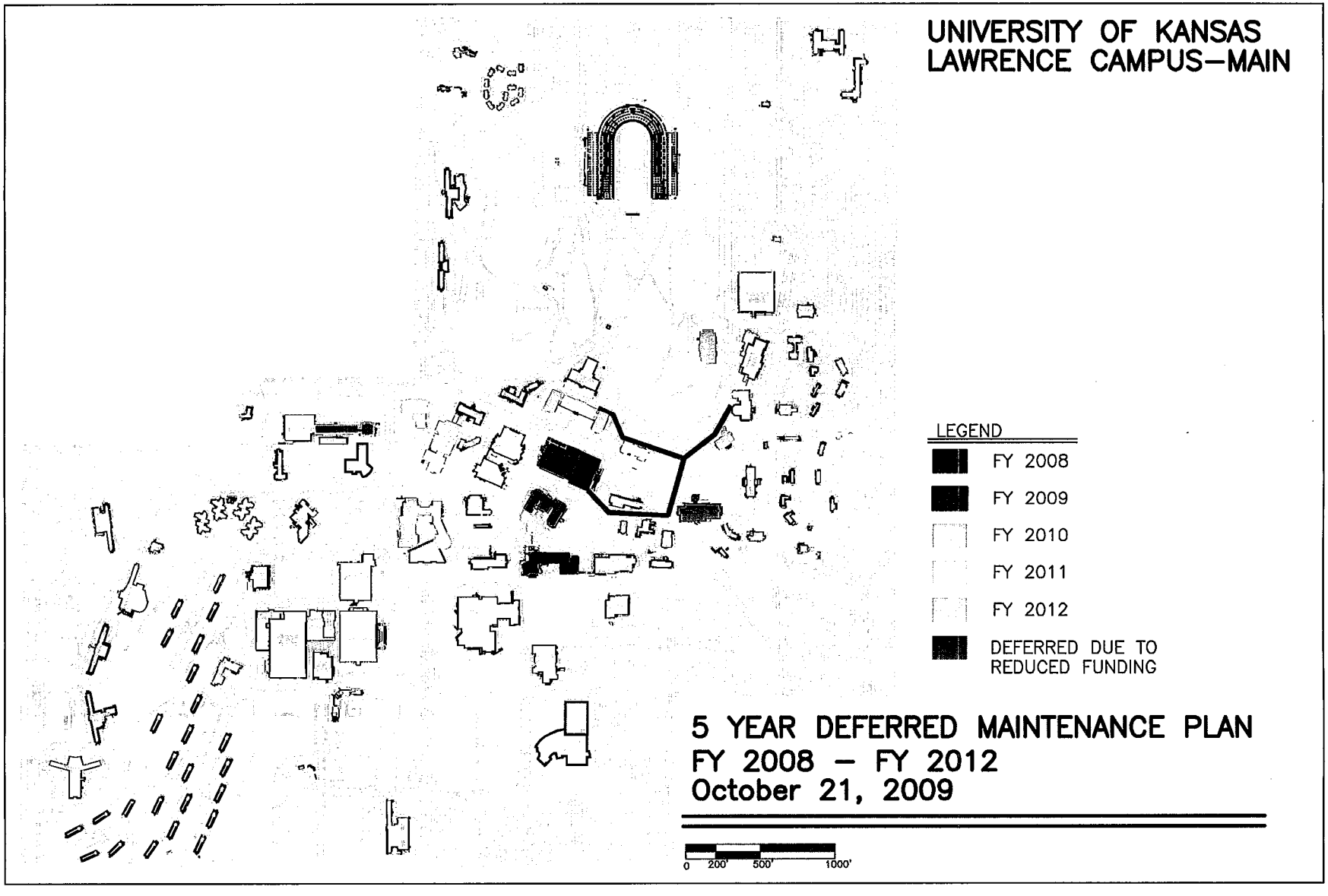

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Amendments to the FY 2010 Capital Improvements

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10-13

The University of Kansas

Structural Biology Center Expansion Phase 5:
KU Biological Imaging Center (KUBiC)

Kansas University Center for Research
Lawrence Campus

May 28, 2009

KU-DCM Project No. 212-8771

KUCR, SBC and Recent History of Support for Research

The KU Center for Research, Inc. (KUCR) was created in 1997 as a 501c3 corporation to manage research-related investment on the Lawrence campus. This has included the oversight and financial support for major research instrumentation and, in many cases, space to house this equipment. While all such instrumentation is not centrally located, an effort has been made to locate complementary technology in a shared instrumentation environment that is not part of a particular department or administrative unit but available to any researcher who may benefit from the equipment capability and help of professional staff to operate and maintain the more complicated equipment.

Support for the buildings, the equipment and the professional staff required for the KUCR development is provided by an on-going commitment to secure resources from a variety of sources including competitive grant proposals in conjunction with principal investigators, indirect cost recovery from sponsored projects, Federal grants and earmarks and affiliations with both corporate and private donors.

In 2004 KUCR financed, constructed and occupied a shared use, cross disciplinary building, the Structural Biology Center (SBC), initially designed specifically to house an 800 MHz analytical nuclear magnetic resonance instrument (NMR) and protein crystallography facilities, both capabilities for the purpose of determining protein structure and function. To this capability was added recombinant preparation of proteins, protein mass spectrometry and bioanalytical laboratories. Information technology, molecular modeling, and bioinformatics staff have been added to support data interpretation and management. In the summer of 2007 KUCR again financed a major addition to this structure.

In a third phase of expansion, SBC now houses a High Throughput Screening Lab, a lab developing methods for generating combinatorial libraries of potential drug candidates in the Combinatorial Methodologies and Library Design (CMLD) and a Specialized Chemistry Center (SCC), all NIH-supported. High content cellular confocal screening is available in the SBC facility and is operated jointly with an imaging laboratory located adjacent to the Molecular Biosciences Department on the main academic campus. These laboratories and those in immediately adjacent buildings support research leading to new drugs for the treatment of cancer, neurological disorders, and other diseases.

Current Opportunity for University of Kansas and KUCR

Recently NIH has indicated that a proposal submitted in 2005 for building construction (C06RR 020554-01A1) will be funded for a total of nearly $6 million. This award provides the opportunity to build space suitable for imaging equipment as part of the expansion of instrumentation associated with neuroscience research, language acquisition, degenerative conditions of the brain, and bioengineering research along with a growing list of projects related to drug development and drug delivery which will benefit from an expanded imaging capability at the Lawrence campus.

The funding is the result of National Institute of Health – National Center for Research Resources (NIH-NCRR) revisiting the 2005 proposal for the expansion of certain core SBC lab facilities that were incorporated in actual project for Structural Biology Center Phase III. In 2007 the Kansas Bioscience Authority funded a $5M addition to SBC III, designated SBC IV to accommodate research laboratories of Eminent Scholar Blake Peterson.

The current proposal for the fifth phase of SBC expansion (SBC V) is differentiated by a few key considerations:

I. **The researchers served, sponsored projects and research parameters now encompass the realm of neuroscience analysis, drug development and drug delivery.** The analytical potential is there to develop treatments for a variety of conditions evident in human and animal research.

II. **Evolution of imaging capabilities on the Lawrence campus is an area of expertise that continues to evolve** as KUCR builds a more robust capacity to image and inventory cellular scale components of basic biology and the interaction of biological systems with proposed drug therapies. Electron and confocal microscopy is providing critical information at the sub-cellular level. At the largest scale the analysis possible with the whole body MRI to be housed in this facility is focused on neuroscience and behavioral science regarding the spectrum of biological/biochemical/chemical biology and whole organism biology in humans and animals. The animal imaging capability is also central to a basic question of how promising compounds target and interact with specific cells or tissues. This facility will not be used for the purpose of clinical diagnostics.

III. **Further Development of SBC as a shared analytical instrument facility** with core capabilities in functional neurological scans, chemical, cell, tissue and structurally analysis of the basic biology of humans and animals. This evolving complex of additions to the SBC building brings together scientists from Chemistry, Biology, the Pharmaceutical Sciences, Bioengineering, and Neuroscience in such a way that they can take full advantage of core support facilities staffed by experienced scientists.

Business models for operating various support labs are also taking shape to better match analytical equipment capabilities with funding for staff, management, maintenance and operation of the equipment and the building space.

10-15

SBC V Imaging and Related Research Advantages

Current imaging equipment capabilities include imaging of proteins, analysis of large and small molecules, spectroscopic chemical composition and related bioinformatics analysis and data management capabilities. The next stage of the SBC expansion for Phase 5 (SBC V) supports the development of the KU BioImaging Center, KUBiC, and is intended to support equipment expanding imaging capacity. This equipment will be critical to closing the gap on neuroscience and other biology based research in both children and adults using a whole body high field MRI with capabilities for the next generation of research in speech/language/hearing, linguistics, psychology, neurology and human development. The building will also include space suitable for shielded magnetoencephalography (MEG) equipment with high time resolution (1 millisecond) of brain activity and requiring substantial shielding from radio frequencies and other possible interference with imaging equipment function.

And when the research involves novel in vivo experiments related to treatment of conditions in animal models, a small bore high field 9 (or 11) Tesla MRI for detailed analysis of neurological disorders and monitoring of interventions for longitudinal studies of mice, rats and rabbits capable of discerning details as small as 50 microns. This capacity to discern functional, chemical and material attributes in animal models ties directly to a parallel strength associated with the University of Kansas in the areas of drug synthesis, development and delivery. KU has a number of faculty

with sponsored projects in research areas which link promising treatments in neuroscience and across the spectrum of disease states and treatment that also focus on cancer.

The diversity of noted research at KU also incorporates overlapping areas of expertise and on-going work in the realm of research on the interface with biology and human interactions including projects in language acquisition in children, more effective assessment, treatment and training for young individuals affected by autism, and diseases related to advanced age like Alzheimers. Within this spectrum of research, neurological imaging will open up avenues for sponsored projects in areas of current expertise and expand the potential of new, interdisciplinary projects.

The ability to produce images of the interface of synthetic materials and living tissues at the molecular level will also be an area of focus for analysis of new materials used in bioengineering. This is research that will be supported with both the high field animal imaging and the addition of micro CT equipment for radiation based imaging that may be housed in the proposed expansion. At a future point with an additional subsequent small animal CAT scan, those researchers involved with bioengineering will be aided by the ability to study the evolving interface between tissue and an implant which requires high resolution CAT scan capability.

In summary, this complex of laboratories to which KUBiC will be added continues the trend of open access to resources which will encourage and enhance translational research in this case across the spectrum of robust imaging capacity for human and animal models addressing a broad range of investigator needs.

SBC Phase V Proposal for KUBiC

This space will be added to SBC and housing the KUBiC will provide an estimated 7,940 net assignable square feet of additional imaging equipment rooms, support lab and research support space.

This addition to SBC will house the KU BioImaging Center (KUBiC), which will include areas intended for three major human and animal imaging instruments and an array of supporting space:

1. 3 Tesla Full Body Magnetic Resonance Imaging (MRI) Scanner with 32-channel head coil
2. 350 channel Magnetoencephalography (MEG) scanner
3. Small animal MRI scanner 9 (or 11) Tesla

The suites associated with the equipment will be designed to meet the needs of the clients using them with a physical distinction for the portions of the facility intended for imaging humans separated from those areas intended for animal imaging. The intent is also to create shared monitoring capabilities associated with the various equipment to maximize staff productivity.

There will be a patient reception waiting room and changing room as well as restrooms. Laboratory and office space will be available to visiting researchers and offices and a conference room for the staff technicians and scientists. In addition, given the intended use of the 3T MRI scanner for children and adult patients, the addition to SBC will be designed to provide spaces suitable for public access for individual and small children who are participating in various research projects. And the environments associated with the adults

10-16

and children will include appropriate waiting areas and less intimidating environments associated with the imaging equipment. Also, this expansion of imaging capacity at the KUBiC affords easy access to patients, where parking on the main campus can be a problem.

The proposed building project establishing KUBIC means that the space can be designed at the outset to meet the special needs of the instrumentation to best accommodate the diverse and growing group of researchers benefitting from the expansion of imaging capacity housed in this facility. Technical requirements include the protection of gauss field for magnets and elimination of radio frequency interference for the placement of multiple pieces of imaging equipment. The required dimensions and shielding are also being inventoried and schematic floor plans for the facility will take these into account. Because the activities in this complex are computer intensive, there will be full support for the storage and analysis of data in space provided with SBC Phase III and accessible over a high speed network supporting research computing.

An existing animal care unit is within 100 yards of the KUBiC facility and access to the imaging facility in SBC Phase V will be through separate animal care unit controlled and monitored space. The design of rooms for animal imaging and holding will be to standards required for animal holding and care space. Access to animals and analysis of animal model with high field NMR will enable the Pharmaceutical Chemists, for example, to follow the delivery of drugs to targets in real time and address a major neuroscience research challenge, getting a drug across the blood-brain barrier.

Building Siting and Building Components

Located on the west campus area of KU's main academic campus in Lawrence, the SBC facility will focus on serving a number of disciplines working in the realm of functional MRI and MEG analysis. SBC is also geographically central to an evolving complex of buildings housing research labs for faculty associated with the School of Pharmacy, and departments including Chemistry, Pharmaceutical Chemistry, Pharmacology and Toxicology, Medicinal Chemistry, Engineering, and the Kansas Geological and Biological Surveys.

Intended as a shared use facility housing a number of core facilities, SBC is a critical component around which a number of future projects providing long term expansion of research resources are being anticipated. Expansion of labs suitable for research leading to establishment a bi-campus cancer center designation involving KU-Lawrence and KU Medical Center in Kansas City, Kansas is one of these initiatives.

Currently, the School of Pharmacy is breaking ground for a new $40 million instructional facility to grow enrollment by providing on-site and distance education for professional degree program to the medical center campuses in both Kansas City and Wichita, Kansas. Many of the Lawrence campus Pharmacy faculty are involved in research related to promising compounds, drug development and delivery and the proximity of SBC to the instructional facility will be an advantage.

The evolving context for SBC V is important as the tract of land that holds this facility also provides sites for a number of recent projects including the MRB which intentionally houses representatives of a variety of research disciplines.

The proposed building components for this next expansion of SBC are based on the same concept: To provide shared state-of-the-art resources, centrally developed, managed and maintained for the benefit of researchers regardless of traditional departmental affiliations. Building interdisciplinary approaches to research is an explicit goal and an area where KU continues to invest. Equipment investments are being pursued as competitive grants (S10 proposal as part of a recent NIH submittal May, 2009), additional grant, foundation, and legislative earmark opportunities.

Key components of the proposed SBC building expansion:

- Public access for individuals and families with small children and comfortable environments for those individuals and their children including waiting areas and less intimidating environments associated with the imaging equipment.
- Areas for control and monitoring of the instruments to maximize the advantages of shared technical staff.
- Interdisciplinary shared resources including offices and administrative support.
- Demarcation of the human experiment side of the complex from the animal care components , for purposes of isolation, security and building ventilation and conditioning.
- Appropriate separation and shielding of equipment to eliminate the potential of RF and magnetic interference; suitable power quality for operation and adequate back up power for various components of the facility
- High speed networks for data acquisition, storage and processing in the SBC III complex
- Expansion of informatics components, staff and equipment supported with office, training space and computer server, storage and processing arrays provided in SBC III space
- Subscribes to the west campus master plan including access to central plant services for heating and cooling

Utility, Services and Emergency Power Requirements

Currently an engineering assessment for providing chilled water and steam generated in the central plant location in the MRB building is being developed. The initial concept is that capacity already extends to SBC III and that piping suitable for chilled water distribution, steam and condensate return would be extended internal to the building (or at the rooftop) of existing SBC space and tie to the mechanical penthouse for the SBC V expansion. Primary electrical service is available at a transformer located in south of SBC III and service to the new expansion will be underground conduit to a new electrical service room in the SBC V addition.

Emergency power will be provided by the addition of a new 750 kW diesel generator adjacent to the SBC V addition and budgeted and designed with the SBC V project. The intended loads for this generator include life safety and standby equipment loads and some additional capacity for similar loads within SBC I & II. Both potable water and sanitary and storm water management are proximal to the proposed building site.

Provision for space to be vacated

Given the unique facility requirements for this type of imaging equipment, there is no suitable space on the Lawrence campus that would accommodate this array of imaging equipment. This is a new venture that will require space configured for this set of equipment and activities. No existing space on campus will be vacated.

Proposed Project Funding and Schedule

The proposed schedule assumes award of the NIH funds early in the 2010 fiscal year, the final project approval and date to be confirmed with additional conversations with the NIH office of National Center for Research Resources (NCRR). The completion of this project is dependent on this pending award of Federal stimulus funds provided through the America Reinvestment and Recovery Act. Assurance from Federal agency officials has been provided and the project is estimated to match the previous grant request of $5,999,880, the amount NIH-NCRR indicated they are able to award.

The resulting project schedule includes:

NIH-NCRR Commitment of Award	July, 2009
Advertise, Interview and Select Design Firm	August, 2009
Building Schematic Design Review	October, 2009
Building Design Development Review	January, 2010
Final Building Construction Documents	April, 2010
NIH –NCRR Review and Approval for Bid	May, 2010
Construction Bid/Award	July, 2010
Construction Start	August, 2010
Construction Completion/Equipment Delivery	April, 2011
Building Commissioning/Occupancy	May, 2011

KU-DCM Project Requirements

The consultant team shall comply with the latest provisions of The University of Kansas *Design and Construction Standards*, as maintained by the Office of Design and Construction Management (DCM). These standards are available at the DCM website: http://www.dcm.ku.edu/desstds/stds.htm

The consultant team shall also comply with supplemental updates to these standards which may be issued during the course of the project. Consultants shall deliver to KU complete sets of electronic drawing and spec files for each project's bid sets and as-built sets, and shall include both PDF and AutoCAD .dwg files.

The University's Project Representative shall be a DCM staff person assigned to serve as KU's Project Manager, and who shall be the primary point of contact for all communications between the Owner, A-E and Contractor. Special Consultants may be required on the A-E team, in addition to the usual architectural and engineering disciplines.

Energy Management

Current KU building design and performance is required to meet ASHRAE 90.1 + 30%, but Federally funded grant projects are anticipated to require additional energy performance standards to be met in the course of design and construction.

Annual Maintenance & Operating Costs

Funding for annual maintenance and operating costs of approximately $100,000 annually will be paid by internal allocation of budget and indirect funding acquired from sponsored research projects conducted in this facility. No state funding will be required to cover any of these costs.

10-19

10-20

Kansas University SBC V Bio Imaging Facility

Lab for 3 Tesla MRI Scanner 32-channel head coil								
Suite needs ~ 1000 sq ft total; Prep lab/lab support area			500	sqft	@	$400.00	/sqft =	$200,000
Magnetically/ RF shielded magnet and control room installation			500	sqft	@	$500.00	/sqft =	$250,000
Lab for 350 channel MEG scanner								
Suite needs ~ 650 sq ft total ; Prep lab/lab support area			500	sqft	@	$400.00	/sqft =	$200,000
Area for RF shielded booth (assumes booth provided with equipment)			150	sqft	@	$300.00	/sqft =	$45,000
Monitoring/control suite			250	sqft	@	$400.00	/sqft =	$100,000
Shared service corridor/instrumentation storage			180	sqft	@	$220.00	/sqft =	$39,600
Lab for 9 (or 11) Tesla Animal Imaging MRI								
MRI basement location for animal related imaging (sheilding included w/ equip)			450	sqft	@	$400.00	/sqft =	$180,000
Animal prep lab			350	sqft	@	$350.00	/sqft =	$122,500
Animal holding space			180	sqft	@	$350.00	/sqft =	$63,000
Animal Micro CT Equipment			320	sqft	@	$350.00	/sqft =	$112,000
Additional Animal Imaging Equipment			250	sqft	@	$350.00	/sqft =	$87,500
Animal Care storage			120	sqft	@	$180.00	/sqft =	$21,600
Animal Imaging/Animal Care Office			180	sqft	@	$200.00	/sqft =	$36,000
General preparatory lab space (shared by visiting researchers)			450	sqft	@	$350.00	/sqft =	$157,500
Model/practice equipment space			220	sqft	@	$240.00	/sqft =	$52,800
Imaging data analysis and data reduction lab/office			300	sqft	@	$320.00	/sqft =	$96,000
Quantitative biostatistics and SEM modeling labs			300	sqft	@	$320.00	/sqft =	$96,000
Imaging equipment storage/shop			240	sqft	@	$220.00	/sqft =	$52,800
Gas canister storage			60	sqft	@	$280.00	/sqft =	$16,800
General building storage			180	sqft	@	$200.00	/sqft =	$36,000
Loading dock			180	sqft	@	$200.00	/sqft =	$36,000
Public/patient reception/waiting			260	sqft	@	$240.00	/sqft =	$62,400
Restrooms	2	@	80	sqft	@	$300.00	/sqft =	$48,000
Patient/family changing room	2	@	110	sqft	@	$250.00	/sqft =	$55,000

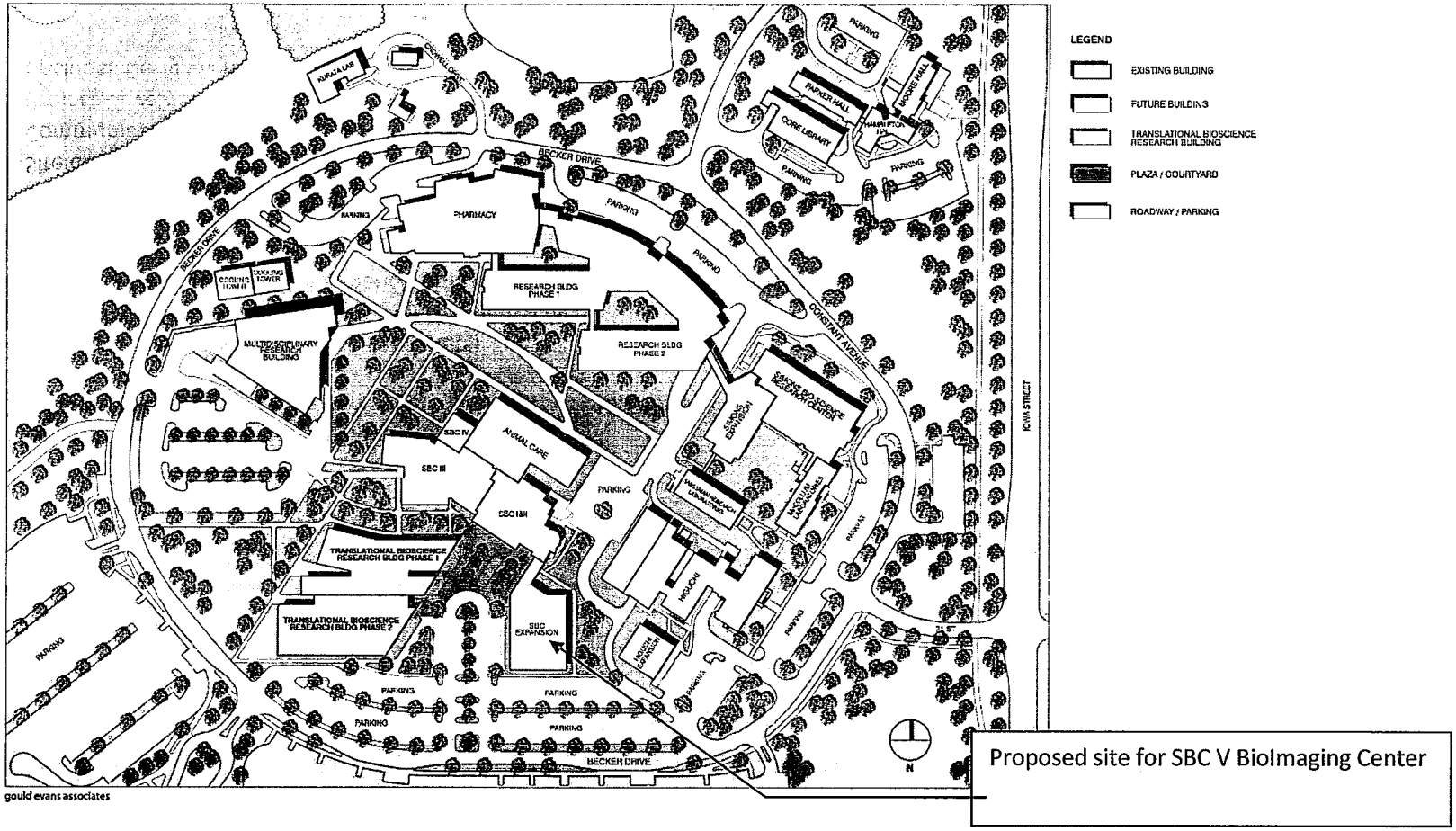
SBC V Spaces (continued)

Conference/break room for 15 w/ kitchenette	350	sqft	@	$320.00	/sqft =	$112,000
Office reception	180	sqft	@	$250.00	/sqft =	$45,000
Admin offices, common areas	300	sqft	@	$220.00	/sqft =	$66,000
MRI Physicist	140	sqft	@	$220.00	/sqft =	$30,800
MRI Technician	120	sqft	@	$220.00	/sqft =	$26,400
Visiting researcher work area	180	sqft	@	$220.00	/sqft =	$39,600
Staff support/record/processing	360	sqft	@	$220.00	/sqft =	$79,200
						$2,565,500
Total Net Assignable	7,940	sqft				
Total Gross Area x 1.7 gross/net	13,500	sqft				
	5,560	sqft	total additional @ $210/gsf			$1,167,600
					subtotal	$3,733,100
Elevator (two story option includes shaft/equipment)						$160,000
Building voice/data	13,500 gsf @ $7.50/sqft					$101,250
Building power conditioning (for 4 magnets)						$50,000
SBC additional back-up generator capacity/switching						$500,000
Related infrastructure development/primary electrical/steam/chilled water capacity						$220,000
					subtotal	$4,764,350
Site development/underground utilities/service access/signage						$169,500
Communication/media equipment						$29,930
Project Development Costs @ 21%						$1,036,100
(includes Design & Management Fees; Separately contracted items BACS, Fire Alarm, Security System and Contingency)						
Projected Total Project Cost						**$5,999,880**

10-21

10-22

Proposed Master Plan for KU Bioscience Complex



gould evans associates

Facility Program
For
Memorial Stadium Addition
DCM #050/8697

10-23

The University of Kansas
Lawrence, Kansas

Bernadette Gray-Little
Chancellor

August 2009

10-24

Contents

10-25

Introduction

The University proposes to add an addition with theatre-type seating and club level dining to Memorial Stadium. The addition will enhance the quality of programming and recruiting efforts. This proposal will increase the premium seating available and subsequent fees generated and provide support facilities at a club level.

History

Kansas Memorial Stadium is recognized as the first such structure built on a college campus west of the Mississippi River, and is the eighth oldest collegiate stadium in the nation. The facility was dedicated to KU students who fought in World War I. Stadium construction commenced in 1921 with the lower east and west stands completing in 1925 and the north bowl completing in 1927. The east stands were expanded in 1963 and the expansion of the west stands including a press box was completed in 1967. The 1960's expansion projects planned for future infill construction. In 1978 the stadium underwent a restoration of the concrete structure, replaced the wooden plank seats with aluminum bleachers, added new television and radio booths and a new photo deck on top of the press box. A major renovation, expansion and fan amenity improvement project began in 1998. The work included concrete restoration, installation of field lighting, expansion of the press box, construction of new suites, total remodeling of the concourse including locker rooms, new restrooms, concessions and pavement, ADA improvements, installation of a new video scoreboard and new artificial turf.

10-26

Program Summary

The project consists of a two level addition with indoor and outdoor theatre-type seating and club level dining and lounge area on the east side of Memorial Stadium. The new tower will be constructed behind the existing seating bowl.

The following is a summary of the space and program requirements for those facilities to be included in the improvements. The areas for each space are shown as net square footage (NSF). The gross square footage is derived from the net square footage for each space multiplied by 1.25.

The space descriptions listed provide an overview of the types of activities to be located within the facility. Each of these spaces shall be incorporated into the design. Additional details of the requirements of each space will be provided during future design phases.

The new facilities shall meet all applicable codes and regulations that are in force as of the date of the contract for professional services and comply with the University of Kansas Design and Construction Standards and the Landscape Master Plan.

Coordination will be provided by the Office of Design and Construction Management.

Funding

The project will be funded from private funds and constructed under the authority of KSA 76-757. The University shall endeavor to secure additional gift funding to set aside in an interest- bearing Endowment or KAI account funds to provide for the maintenance of the new facility for the expected life of the facility. The university will expect KAI to provide funds from its own operating budget for any funds not covered by the interest earned from the gift- funded account necessary to maintain this facility. Ongoing operating costs will be funded by KAI.

10-27

Description of Facilities

1) Tower Seating
   a) Seating - (17,498 s.f.) 2,966 theatre-style seats on two levels. The lower level will be outdoors and covered. The upper level will be indoors with fixed and operable glass. Handicap accessible seating shall be provided on both levels.

2) Club Level Dining / Lounge
   a) Dining – (5,550 s.f.) with both seated and standing type dining / lounge areas. There will be a mixture of lounge chairs, 4-top tables and stand-up drink tables. This space can accommodate up to 336 patrons at 8-top round tables for sit down dining.

3) Facilities
   a) Restrooms – (3,417 s.f.) total fixtures provided in excess of minimum.
   b) Pantry – (359 s.f.) pantry area to serve the club level.
   c) Food/Drink – (1276 s.f.) (4) concession stands
   d) Custodial/Storage – (1,693 s.f.)
   e) Circulation – (13,273 s.f.)
   f) Elevators – (5) high speed, high capacity. One to act as freight elevator, four as passenger elevators. One future passenger elevator.

g) Stairs – (4) 7' wide exit stairs sized for 2,240 patrons per level

10-28-09

Site Considerations

The site is at Memorial Stadium at the Lawrence campus of the University of Kansas.

Site considerations will include the existing boundary confines of the site, utility access/ extension, access to current parking areas, pedestrian and maintenance access to this facility and access to adjoining areas of campus. During the course of this work, pedestrian access to campus at the ground level must be maintained.

Project Design, Documentation and CAD Requirements

The design and documentation of this facility should follow the University's Design and Construction Standards manual and the CAD/LAN System Standards, as prepared by the Office of Design and Construction Management of the University of Kansas, and the State of Kansas, Division of Facilities Management, Policy and Procedure Manual.

Project Estimate

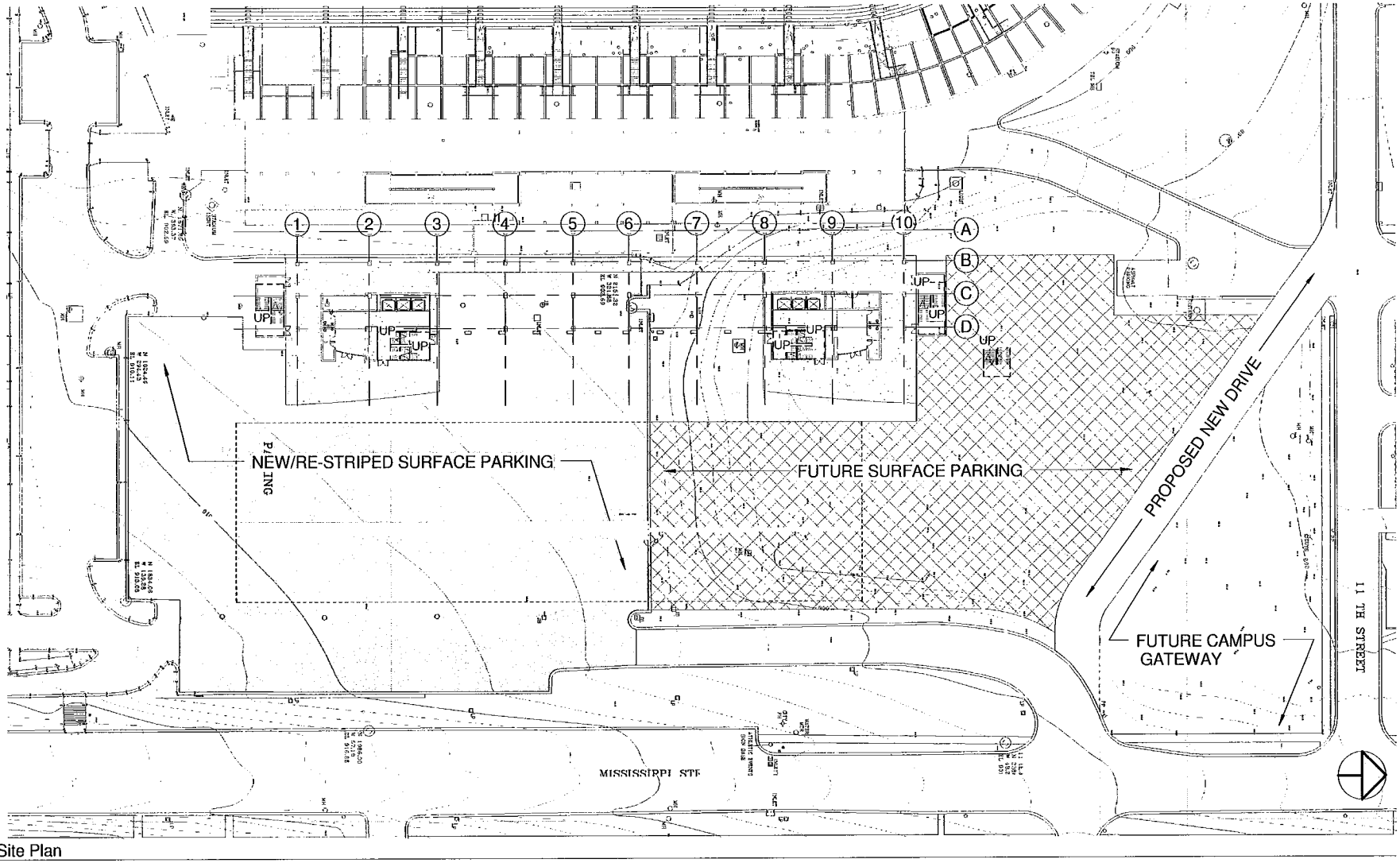
10-24

Estimated Construction Costs:

Building Construction (Tower, Concession, Restrooms) 62,953GSF @ $413.00/SF	$26,000,000
Design & Construction Contingency	$4,000,000
Estimated Misc. Costs (FFE, Fees, Printing, 3% infrastructure fee, voice & data including NTS, etc.) 62,953GSF @ $63.54/SF)	$4,000,000
Total Estimated Project Costs:	$34,000,000

Schedule

Design	-	September 2009 – November 2009
Bidding	-	concurrent with design through Construction Manager
Construction	-	October 2009 – August 2010



1 Site Plan
1" = 60'-0"

0 60' 120' 180'

ELLERBE BECKET

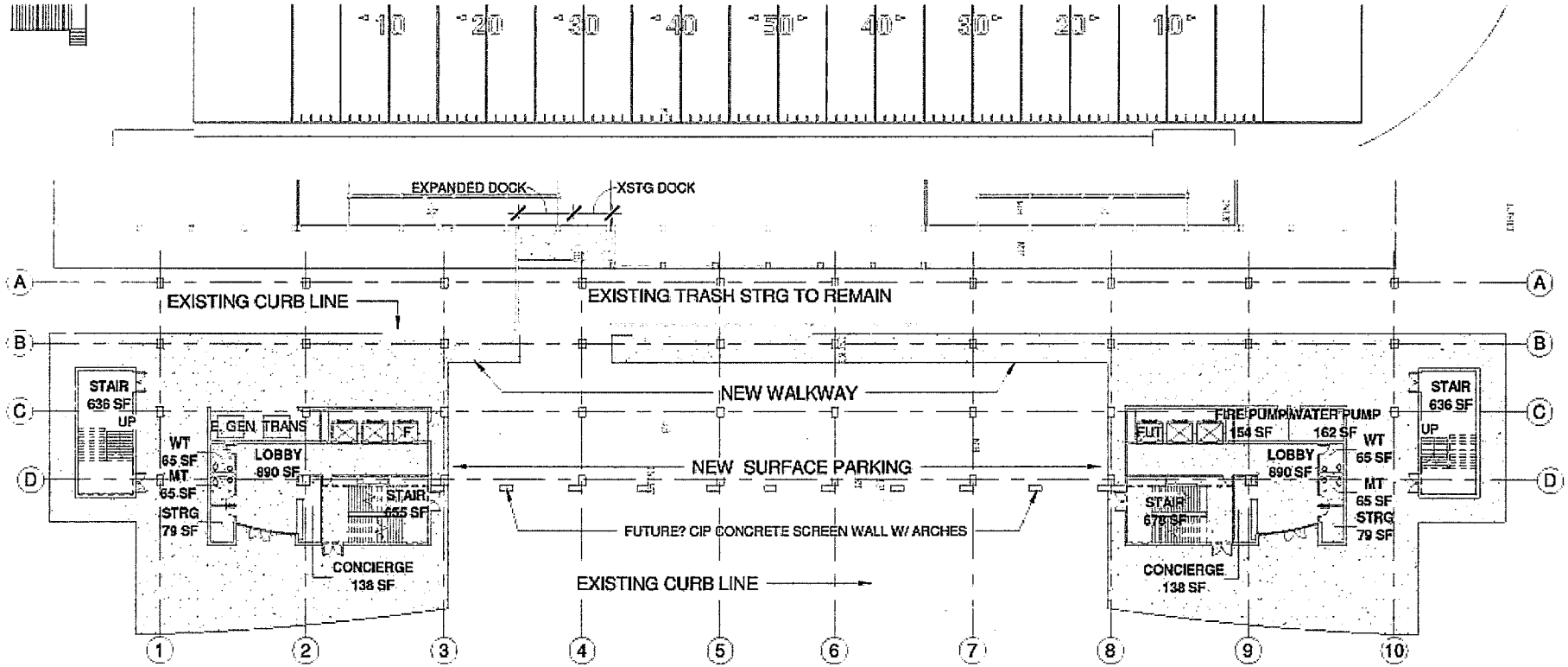
UNIVERSITY OF KANSAS GRIDIRON CLUB

A001B

08/20/09

10-30

NOTE: LOCATION OF PLAYING FIELD SHOWN
FOR REFERENCE ONLY (NOT AS CLOSE TO BUILDING)



1 GROUND LEVEL PLAN - INBOARD CORE OPTION
1/32" = 1'-0"

0 8 16 32 64 96

ELLERBE BECKET

UNIVERSITY OF KANSAS GRIDIRON CLUB

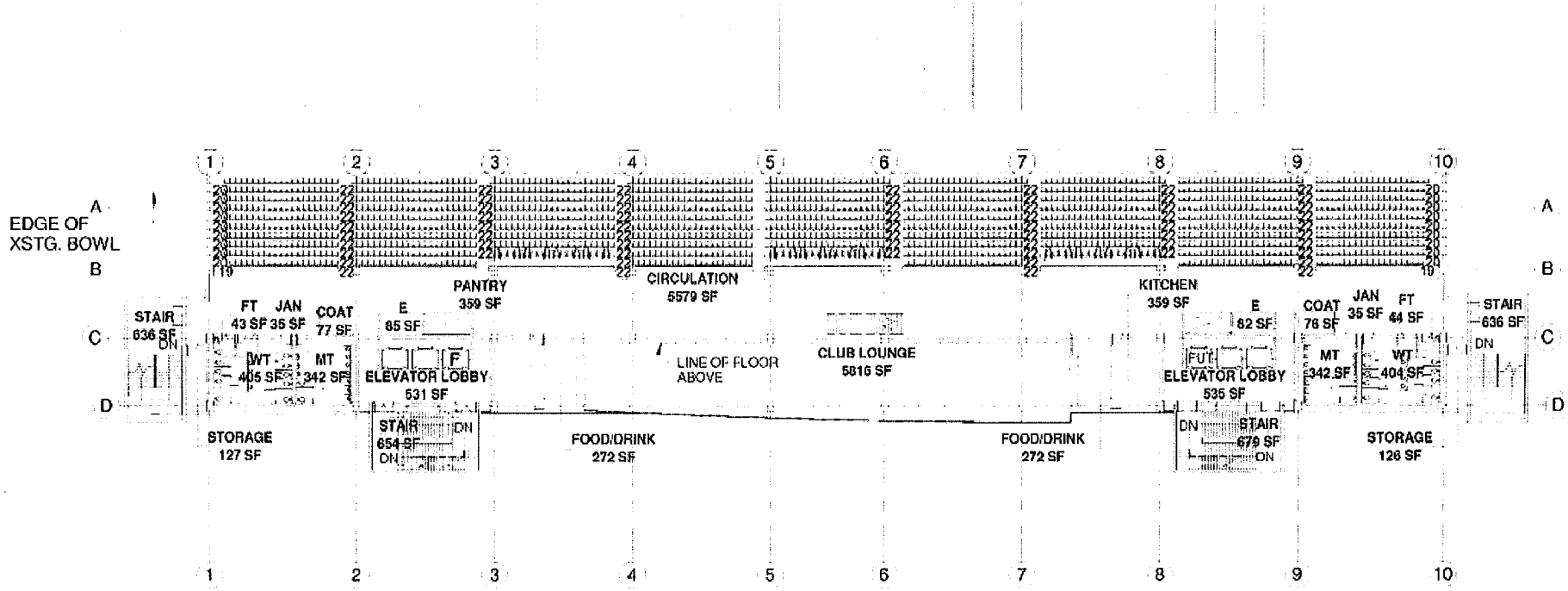
A100B

08/20/09

NOTE: LOCATION OF PLAYING FIELD SHOWN
FOR REFERENCE ONLY (NOT AS CLOSE TO BUILDING)

1806 SEATS
(776 OUTDOOR, 1030 OUTDOOR/COVERED)

10-32



LOWER CLUB PLAN - INBOARD CORE OPTION
1/32" = 1'-0"

0 8 16 32 64 96

ELLERBE BECKET

UNIVERSITY OF KANSAS GRIDIRON CLUB

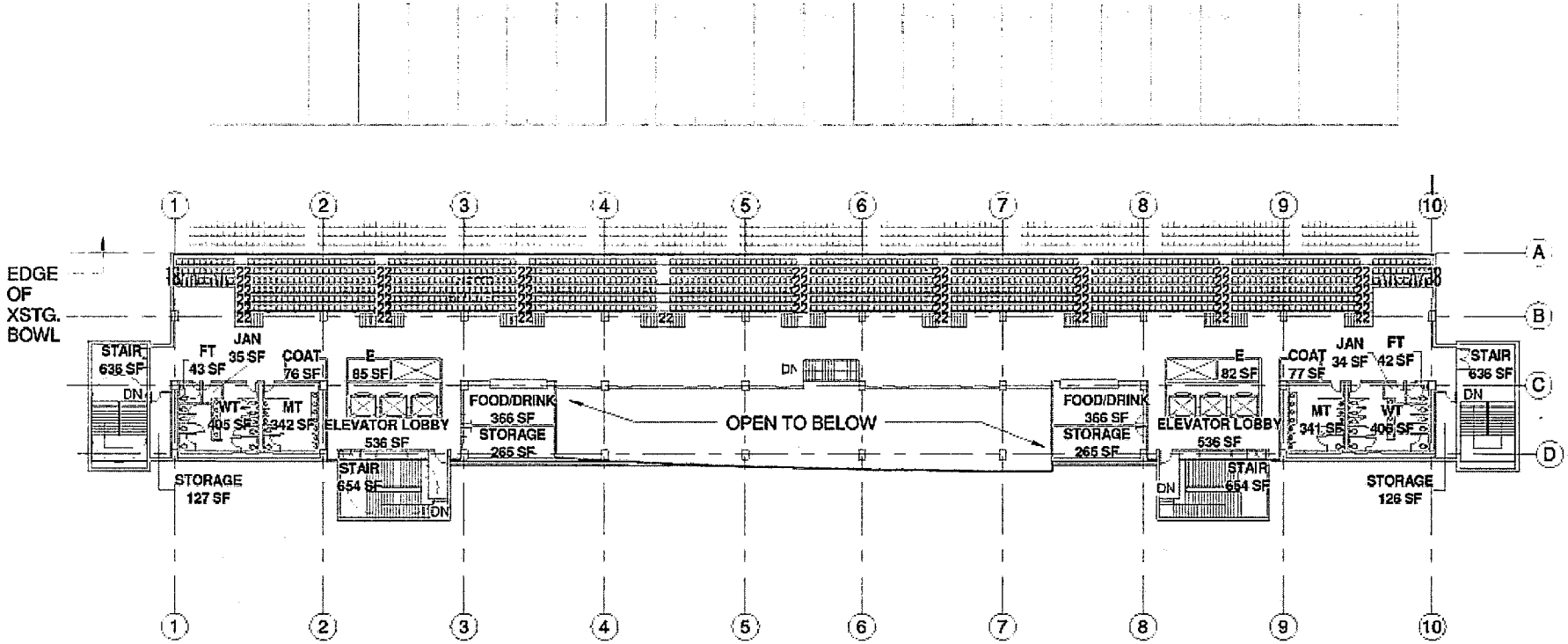
A101B

08/20/09

10-33

NOTE: LOCATION OF PLAYING FIELD SHOWN
FOR REFERENCE ONLY (NOT AS CLOSE TO BUILDING)

1096 SEATS



1 UPPER CLUB PLAN - INBOARD CORE OPTION
1/32" = 1'-0"

0 8 16 32 64 96

ELLERBE BECKET

UNIVERSITY OF KANSAS GRIDIRON CLUB

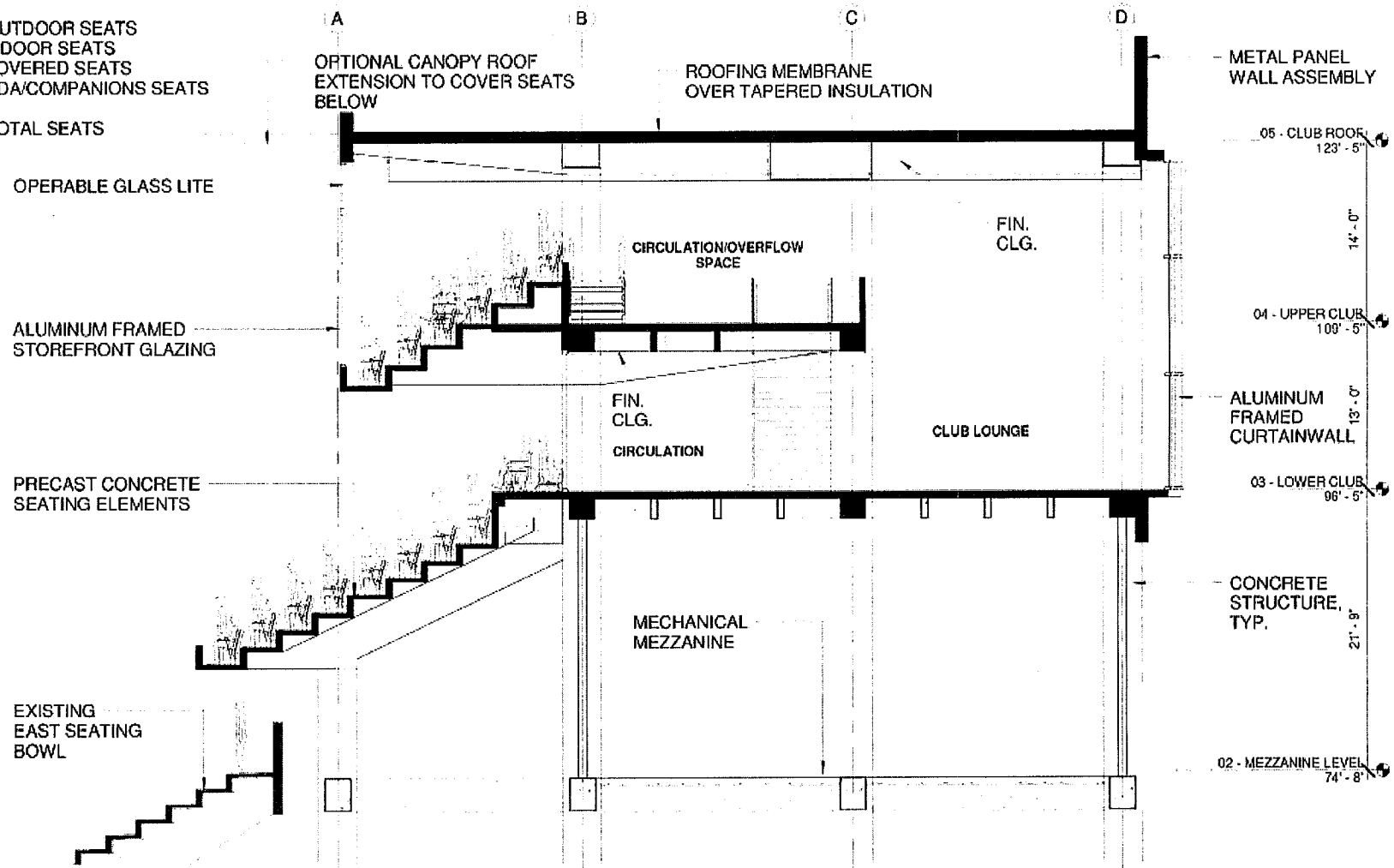
A102B

08/20/09

10-34

776 OUTDOOR SEATS
1096 INDOOR SEATS
1030 COVERED SEATS
64 ADA/COMPANIONS SEATS

2966 TOTAL SEATS



1 TYPICAL BUILDING SECTION
1/8" = 1'-0"

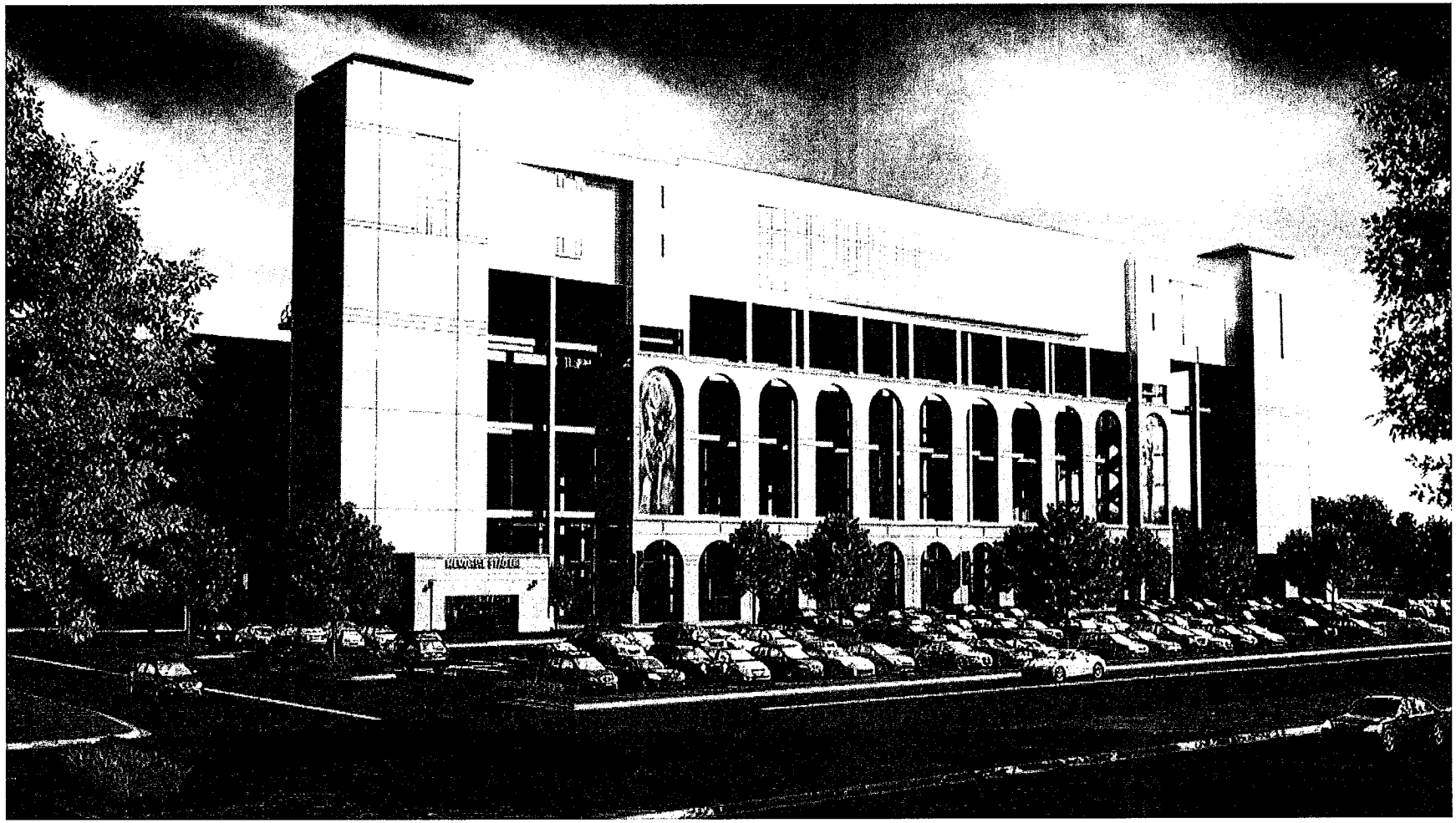
0 2 4 8 16 24

ELLERBE BECKET

UNIVERSITY OF KANSAS GRIDIRON CLUB

A401B

08/20/09



The University of Kansas - Gridiron Club

borers or mechanics, unless the same wages are not paid to a majority, in which case the minimum wage shall be the average wages paid, weighted by the total employed in the classification. In the alternative, the minimum wage shall be that determined under federal law which would be required to be paid on federally-funded projects at the location of the public works project.

(b) Employees employed by contractors or subcontractors in the execution of any nonfederal aid, public works project contract subject to this section with any state agency shall be paid not less than the wages as determined pursuant to subsection (a).

(c) As used in this section, "state agency" means the board of regents, the subsidiary corporation of the board of regents formed pursuant to K.S.A. 2008 Supp. 76-781, and amendments thereto, any firm performing construction management at-risk services under K.S.A. 2008 Supp. 76-786, and amendments thereto, or any state educational institution.

(d) The provisions of this section shall apply only to contracts for the following projects under the university research and development enhancement act: (1) The project for the KUMC bio-medical research facility, and (2) the project for the WSU engineering complex expansion and research laboratory.

History: L. 2002, ch. 120, § 11; May 23.

76-788. Severability. If any provision of this act or any application thereof is held invalid, the invalidity shall not affect other provisions or applications of the act which can be given effect without the invalid provision or application, and to this end the provisions of this act are severable.

History: L. 2002, ch. 120, § 12; May 23.

76-789. National institute for aviation research capital improvement projects; authorized for state board of regents; approved for issuance of bonds by Kansas development finance authority, limitation; debt service. The state board of regents is hereby authorized to initiate and complete capital improvement projects for the acquisition and installation of laboratories and equipment for icing and wind tunnels, crash testing and advanced manufacturing, including associated construction, remodeling or renovation, and such capital improvement projects are hereby approved for the National Institute for Aviation Research for the purposes of subsection (b) of K.S.A. 74-8905, and amendments thereto, and the authorization of the issuance of bonds by the Kansas development finance authority in accordance with that statute. In accordance with the provisions of appropriation acts, the board of regents is hereby authorized to make expenditures from the aviation research facility fund which is hereby established in the state treasury for the acquisition, construction, installation and equipment of the capital improvement projects authorized by this section. In accordance with the provisions of appropriation acts, the board of regents may make expenditures from the aviation research facility fund for the payment of debt service on any revenue bonds issued to finance such project. The aggregate amount of all such revenue bonds issued for such capital improvement project shall not exceed $13,000,000, plus all amounts required for costs of bond issuance, costs of interest on any bonds issued for such capital improvement project during the period of acquisition, installation and construction, remodeling or renovation for such project and any required reserve for the payment of principal and interest on the bonds. All moneys received from the issuance of any such bonds shall be deposited and accounted for as prescribed by applicable bond covenants. Debt service for any such bonds for such capital improvement project shall be financed by appropriations from the state general fund or any appropriate special revenue fund or funds, and shall be in addition to any other amounts authorized within this act.

History: L. 2002, ch. 120, § 13; May 23.

Revisor's Note:
National Institute for Aviation Research is located at Wichita State University.

76-790. Privately-financed buildings; maintenance costs. (a) As used in this section:

(1) "State educational institution" has the meaning ascribed thereto by K.S.A. 76-711, and amendments thereto.

(2) "Private moneys" means moneys from nongovernmental sources.

(3) "Improvement" means new construction of a building or other capital improvement of which at least 51% of the cost is financed with private moneys.

(4) "State board" means the state board of regents.

(b) Each state educational institution shall provide for the future annual maintenance and operation costs for an improvement. From and

Attachment 11
JCSBL 10-21-09

after July 1, 2007, the state board shall not request any moneys from the state general fund to pay for the cost of maintenance and operation of improvements which exceed the amount of moneys paid from the state general fund in fiscal year 2007 for such purpose.

The provisions of this subsection shall apply to any improvement approved by the state board after January 31, 2007.

(c) Each state educational institution shall submit to the state board a plan to provide for the annual maintenance and operation costs of an improvement when seeking approval for the making of such improvement from the state board.

History: L. 2007, ch. 200, § 14; May 24.

76-791. Payment of bonds from contributions qualifying as tax credit, limitation. Except for bonds issued pursuant to the postsecondary educational institution infrastructure finance program, no moneys received by a postsecondary educational institution as a contribution which qualifies as an income tax credit pursuant to law may be expended to pay for bonds or the interest on such bonds.

History: L. 2007, ch. 200, § 15; May 24.

Cross References to Related Sections:

State educational institution long-term infrastructure maintenance program, see 76-7,101 et seq.

Contributions which qualify as income tax credit, see 79-32,261.

76-792 to 76-7,100. Reserved.

76-7,101. Long-term infrastructure maintenance program. K.S.A. 2008 Supp. 76-7,101 through 76-7,107, and amendments thereto, shall be known and may be cited as the state educational institution long-term infrastructure maintenance program.

History: L. 2007, ch. 200, § 1; May 24.

76-7,102. Same; definitions. As used in the state educational institution long-term infrastructure maintenance program:

(a) "Infrastructure maintenance fund" or "fund" means the fund established by K.S.A. 2008 Supp. 76-7,104, and amendments thereto.

(b) "State educational institution" or "institution" means a state educational institution as defined by K.S.A. 76-711, and amendments thereto.

(c) "State board" means the state board of regents.

(d) (1) "Project" or "infrastructure improvement project" means the maintenance, repair, reconstruction or rehabilitation of a building located at a state educational institution, any utility system and other infrastructure relating to such building, any life-safety upgrades to such building and any improvements necessary to be made to such building in order to comply with the requirements of the Americans with disabilities act or other federal or state law.

(2) "Infrastructure improvement project" shall not mean:

(A) The new construction of buildings;

(B) the maintenance, repair, reconstruction or rehabilitation of any building used as an athletic facility that does not directly support the delivery of academic pursuits; or

(C) the maintenance, repair, reconstruction or rehabilitation of the residence of the president or chancellor of a state educational institution.

(e) "Cost" means all costs or expenses which are necessary or incidental to a project and which are directly attributable thereto.

(f) "Program" means the state educational institution long-term infrastructure maintenance program.

(g) "Joint committee" means the joint committee on state building construction.

History: L. 2007, ch. 200, § 2; May 24.

76-7,103. Same; administration of program; reports; building inventory and space utilization. (a) There is hereby established the state educational institution long-term infrastructure maintenance program. Subject to the limitations provided by this act, the program shall be administered by the state board. The state board shall establish standards and criteria for prioritizing, reviewing, evaluating and approving projects and the allocation of moneys available under the program. When allocating moneys to finance the costs of projects under the program, the state board shall take into consideration the square footage, age and complexity of the buildings and infrastructure at each state educational institution.

(b) At least once each calendar quarter, the state board shall prepare a report on projects financed under the program. The report shall include information showing the progress which has been made during the reporting period to reduce the building and infrastructure maintenance backlog that existed on the effective date of this act. The report shall include information showing the effect that the expenditures have had on the campuses of each state educational institution. The

11-2