



Presentation to
Joint Committee on State Building
Construction

November 21, 2013

By

Ray Hauke, Vice President for Admin/ Fiscal Affairs

and

Mark Rnnge, Director of Facilities

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Joint Committee on State Building Construction
November 21, 2013
Attachment 13

Summary of Presentation
To
Joint Committee on State Building Construction
by
EMPORIA STATE UNIVERSITY
November 21, 2013

- | | | |
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| II. | Update on Projects Underway/Completed during FY 2014 <ul style="list-style-type: none">• Singular Trusler Residence Hall Remodeling -- Phase 1 | pg 4-5 |
| III. | Projects on the Five Year Plan FY 2015-2019 <ul style="list-style-type: none">• Remodel/Replace Morse Complex• Relocate/Remodel Academic Department• Remodel King Hall• Replace Elevators• Parking Lot Improvements | pg 6-13
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FIVE-YEAR CAPITAL BUDGET PLAN - DA 418A
 DIVISION OF THE BUDGET
 STATE OF KANSAS

AGENCY NAME: **EMPORIA STATE UNIVERSITY**
 Rev. November 1, 2013

PROJECT TITLE	ESTIMATED PROJECT COST	PRIOR YEARS		CURRENT YEAR		FY 2015		FY 2016		FY 2017		FY 2018		FY 2019		SUBSEQUENT YEARS
		COST	FUNDS	COST	FUNDS	COST	FUNDS	COST	FUNDS	COST	FUNDS	COST	FUNDS	COST	FUNDS	
Relocate/Remodel Academic Department	\$ 18,352,000									\$ 4,852,000	TBD	\$ 5,500,000	TBD			
King Hall Remodel	\$ 3,500,000											\$ 1,600,000	TBD	\$ 2,900,000	TBD	
New Elevators	\$ 1,300,000									\$ 1,300,000	TBD					
Subtotal State Funds	\$ 14,852,000	\$ -		\$ -		\$ -		\$ -		\$ 5,852,000		\$ 7,000,000		\$ 2,000,000		\$ -
Singular/Truster Remodel Project - Phase 2	2,330,125					2,330,125	HFRF									
Relocate/Remodel Academic Department	500,000							500,000	PG							
Moree Complex Improvements	15,500,000							500,000	PG	1,000,000	HFRB	8,000,000	HFRB	8,000,000	HFRB	
King Hall Remodel	500,000									500,000	PG					
Parking Improvements	750,000					150,000	PF	150,000	PF	150,000	PF	150,000	PF	150,000	PF	
Subtotal Other Funds	\$ 18,580,125	\$ -		\$ -		\$ 2,480,125		\$ 1,150,000		\$ 1,650,000		\$ 8,150,000		\$ 6,150,000		\$ -
TOTAL	\$ 34,432,125	\$ -		\$ -		\$ 2,480,125		\$ 1,150,000		\$ 7,502,000		\$ 18,150,000		\$ 8,150,000		\$ -

FUNDING SOURCES:

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

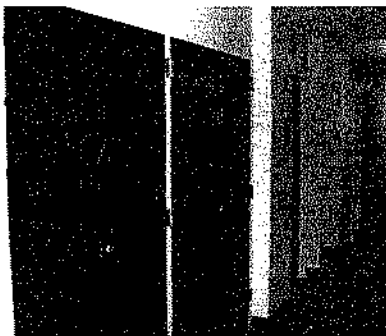
Non State Funded Project - Underway/Completed FY 2014-2015
Remodeling of Singular/Trusler Residence Hall - ESU



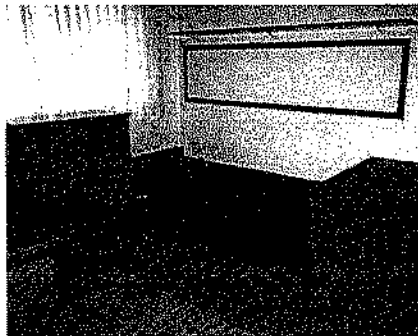
Singular/Trusler Front Entrance

Project Description

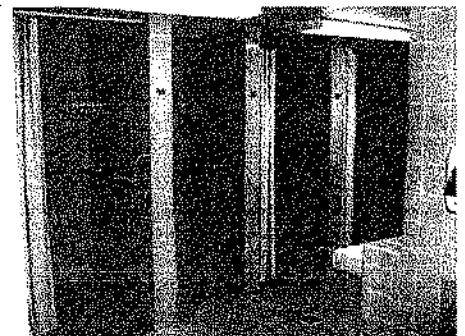
- Complete upgrade of mechanical, electrical and plumbing systems.
- Upgrade of fire alarm systems and installation of fire suppression systems.
- Doubling size of restroom/shower facilities and increasing privacy in shower areas.
- Increasing lounge and congregate meeting areas.
- Renovating all occupant rooms.
- Reroofing and environmental abatement necessary in both buildings.
- Project financed from Residence Hall Funds and Restricted Fee Funds.
- Project approved by 2012 Legislature.
- Trusler renovation during FY 2013-14. Singular renovation during FY 2014-15.



Original Corridors/ Hallways



Original Double Occupancy Rooms

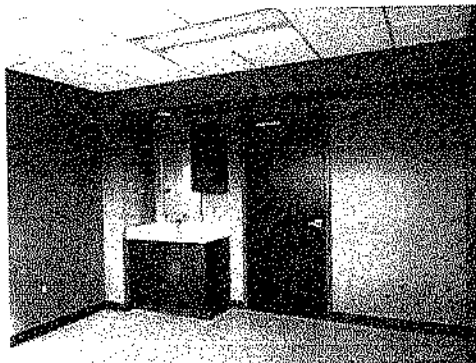


Original Congregate Showers

Remodeling of Singular/Trusler Residence Hall - ESU

Revised Estimates of Project Costs

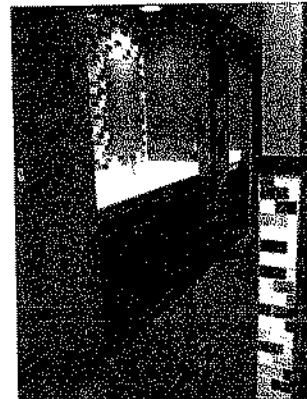
Construction Cost	
Renovation of Singular and Trusler built environment	\$ 1,350,000
Mechanical, Electrical, and Plumbing Upgrade	2,365,000
Fire Detection and Suppression Upgrade	382,000
Demolition for Renovation and MEP Upgrades	185,000
Subtotal Construction	\$ 4,282,000
Professional Fees	
Engineering/Architectural	\$ 245,000
Other Project Costs	
Asbestos Abatement	\$ 218,000
Roof Replacement	150,000
Fixtures and Furnishings	155,000
Miscellaneous Costs, Fees, and Contingency	200,000
Subtotal Other	\$ 723,000
GRAND TOTAL	\$ 5,250,000
Phase 1	\$ 2,920,000
Phase 2	\$ 2,330,000



Improved Double Occupancy Rooms



Improved Corridors/ Hallways



Improved Congregate Restrooms

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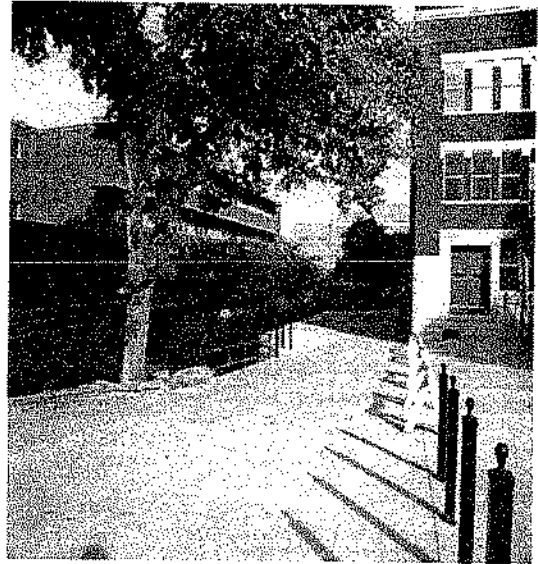
13-5

Remodel or Replace Morse Residential Complex

- Preliminary discussions involve a \$15.5 million project
- Phasing would involve FY 2016-2019
- Present configuration not attractive to students
- Remaining in Morse would necessitate complete remodeling
- Mechanical/ Electrical/ and Plumbing also requires replacement
- Future of complex currently being studied



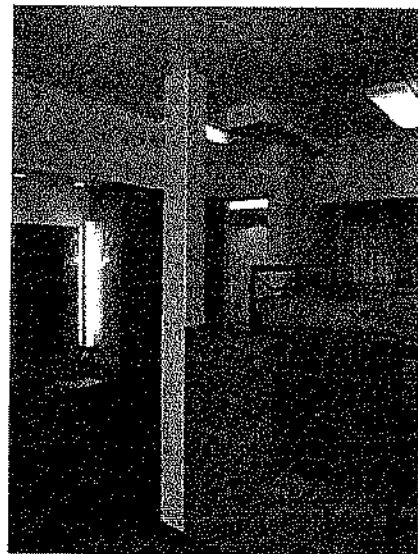
North - West Side of Morse Complex



South - East Side of Morse Complex

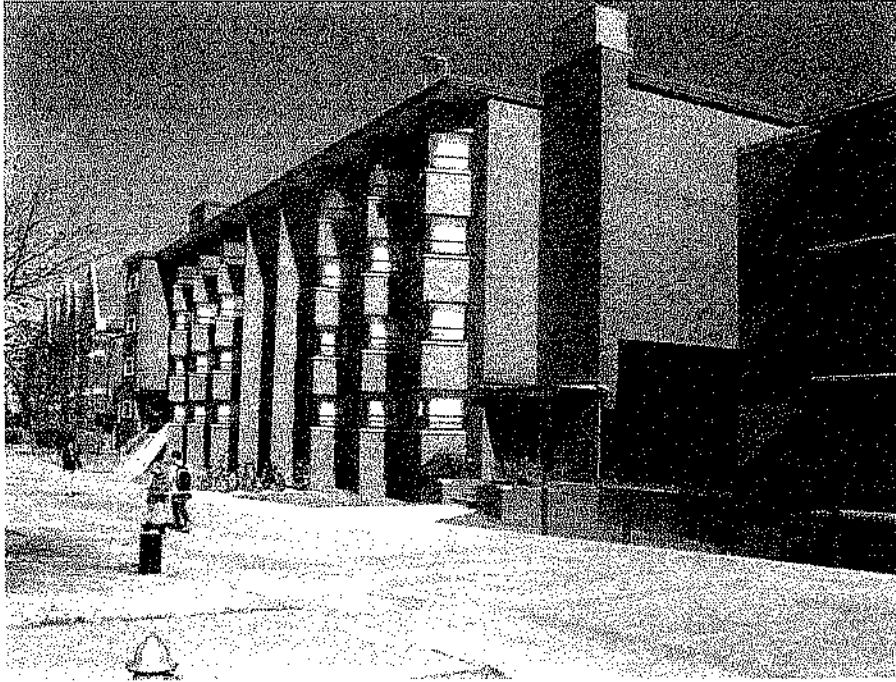


Picturesque East Side of Morse Complex

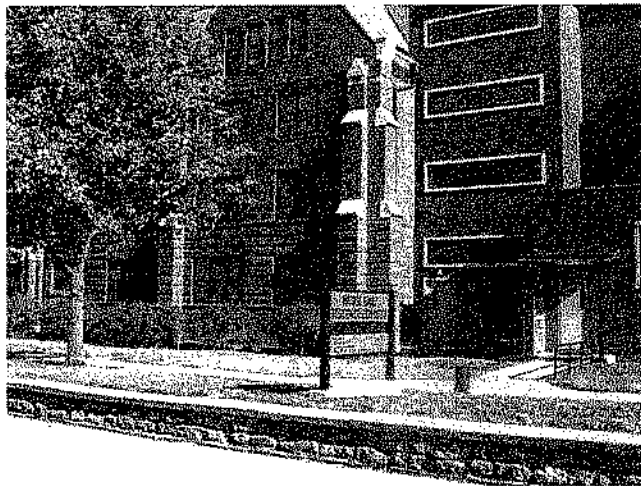


4 Person Suites Typical of Northeast Morse

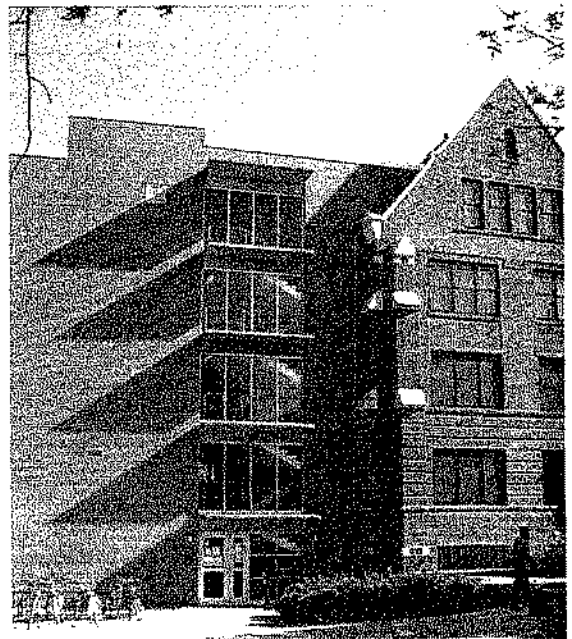
Remodel or Replace Morse Residential Complex



Morse Central Complex



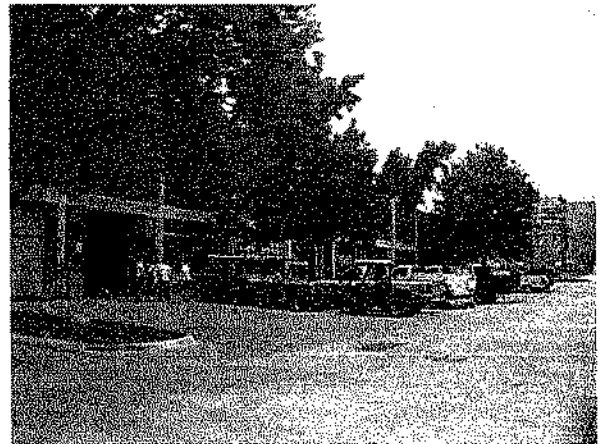
Abigail Morse and Morse Central Complex



Northeast and Abigail Morse Halls

Relocate Academic Building to 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 academic department
- Project estimated at \$10.8 million (FY 2016-2018)



Stormont Maintenance Facility To Become Space for Academic Classrooms, Labs / Studios

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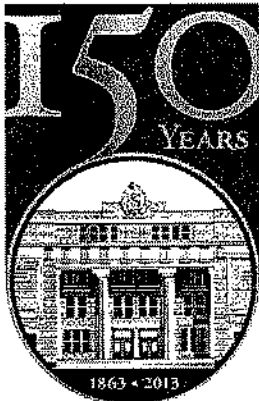
Relocate Academic Building to Stormont Facility

Preliminary Budget Relocate Academic Department to Stormont Building	
Construction Remodeling (\$80 per sq ft)	\$ 2,400,000
Sitework Allowance	500,000
Environmental Abatement Allowance	50,000
Professional Fees (Architectural/ Engineering)	120,000
Miscellaneous Expenses	237,000
Fixed Equipment Allowance	75,000
Moveable Equipment Allowance	250,000
Project Contingency	120,000
Total Cost Estimate	\$ 3,752,000

Preliminary Budget Facilities Building in Compound Area	
Construction Metal Building (\$90 per sq ft)	5,400,000
Sitework Allowance	500,000
Environmental Abatement Allowance	-
Professional Fees (Architectural/ Engineering)	280,000
Miscellaneous Expenses	295,000
Fixed Equipment Allowance	175,000
Moveable Equipment Allowance	175,000
Project Contingency	275,000
Total Cost Estimate	7,100,000



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Compound Area, Presently Storage and Greenhouses at East Campus Edge
Building Condition Codes of 50% – 60% on present structures

Remodel King Hall

Architectural, Engineering, and Planning	\$350,000
Construction	3,650,000
GRAND TOTAL	\$4,000,000

- Preliminary discussions involve a \$4.0 million project
- Phasing would involve FY 2017-2019
- King Hall, (59,994 sq. ft.) houses Communication, Art and Theater
- Much has not been significantly renovated since built in 1966
- Proposed project would renovate the facility to current state of art
- Significant Mechanical, Electrical and Plumbing upgrades also required



Art Classroom King Hall

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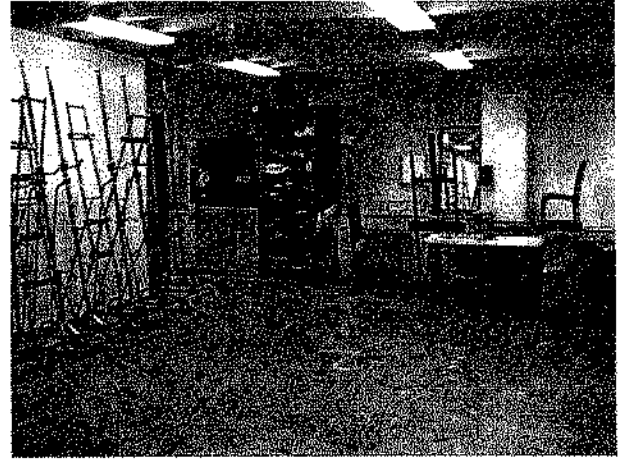
150
YEARS



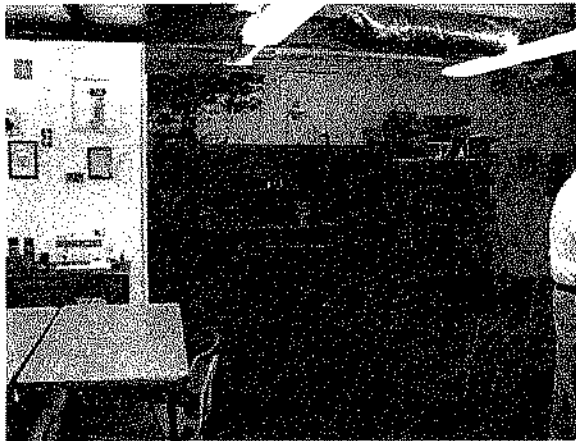
Remodel King Hall



King Hall Exterior



King Hall Art Lab Studio



Art Studio Area King Hall

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Install Elevators Cremer Hall and Butcher Education Center

Additional Elevator Cremer Hall	\$750,000
Install Elevator Butcher Education Center	250,000
GRAND TOTAL	\$1,000,000

- Preliminary discussions involve a \$1.0 million project in FY 2017
- Cremer Hall a 71,664 sq ft, 5 story building
 - Served by only one elevator
 - Project for improved building flow and efficiency
- Butcher Education Center a 35,765 sq. ft., 2 story building
 - Has no elevator service
 - Accessibility involves outside ramps
 - Project for improved building flow and efficiency



Sole Elevator Cremer Hall

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Parking Lot Improvements

- An Annual Request of the University
- Involves \$750,000 from Parking Funds (\$150,000 annually for the next 5 years)
- Continuing Resurfacing of Parking Lots
- Improvements to Parking Areas and Roads



Land Donated by ESU Foundation for Expansion
Temporarily Used As Parking Lot



Repaired Section of West Lot

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ESU Rehabilitation and Repair – FY 2014

Enhance Teaching Laboratories	275,000
Improve Pedestrian Safety at Campus Entrances	250,000
Renovate Outdated Corridors into Learning Centers	250,000
Highland Street Sidewalk	175,000
Exterior Repair to Powerplant Building	175,000
Corridor Improvements at Visser and Cremer Halls	150,000
Morse South Roof Replacement Project	125,000
Repair and Resurfacing Market Street	100,000
Repurpose Vacated Space in Cremer Hall	100,000
Repair and Resurface 16 th Street	100,000
Upgrade Fire Alarm Systems at Visser Hall	75,000
Albert Taylor Hall HVAC Replacement	50,000
HVAC Repairs and Replacements – Various Campus Bldgs.	50,000
Floor Covering – Various Campus Buildings	50,000
Campus Roof Repairs and Maintenance	50,000
Campus Sidewalk and Exterior Repairs and Maintenance	50,000
Fire Alarm System Analysis, Repair and Improvements	30,000
Elevator Repairs and Improvements– Various Campus Buildings	30,000
Campus Retaining Wall Repairs	29,000
GRAND TOTAL	2,114,000

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Science Hall Project When Underway



Replaced Windows Science Hall

ESU Rehabilitation and Repair Allocations FY 2000 – FY 2015

Fiscal Year	Allocation
FY 2000	\$ 434,250
FY 2001	\$ 748,800
FY 2002	\$ 556,000
FY 2003	\$ 573,000
FY 2004	\$ 761,800
FY 2005	\$ 399,000
FY 2006	\$ 855,000
FY 2007	\$ 852,000
FY 2008	\$ 825,000
FY 2009	\$ 920,000
FY 2010	\$ 906,000
FY 2011	\$ 906,000
FY 2012	\$ 906,000
FY 2013	\$2,114,000
FY 2014	\$2,114,000
FY 2015	\$2,114,000

Rehabilitation and Repair Commentary

- The enriched Rehab and Repair funding is huge for addressing Deferred Maintenance.
- Allows addressing many issues, previously necessitating separate requests.
- Important to note prior to FY 2005, Rehab and Repair at ESU was less than \$500,000.
- ESU is assembling its FY 2015 Project List for Submission to the Regents in December.
- The list will include several roofing and classroom/ laboratory remodeling proposals

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Repurposed Computer Lab Cremer Hall



Corridor Improvement Cremer Hall

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Campus Map

Annotated to Identify Academic Buildings

