



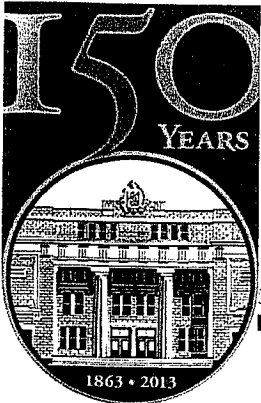
Presentation to
Joint Committee on State Building
Construction

November 13, 2012

By

Ray Hauke, Vice President for Admin/ Fiscal Affairs
and
Mark Runge, Director of Facilities

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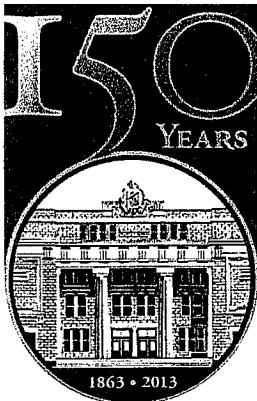


CHANGING LIVES SINCE 1862

Summary of Presentation
To
Joint Committee on State Building Construction
by
EMPORIA STATE UNIVERSITY
November 13, 2012

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Department of Energy Grant

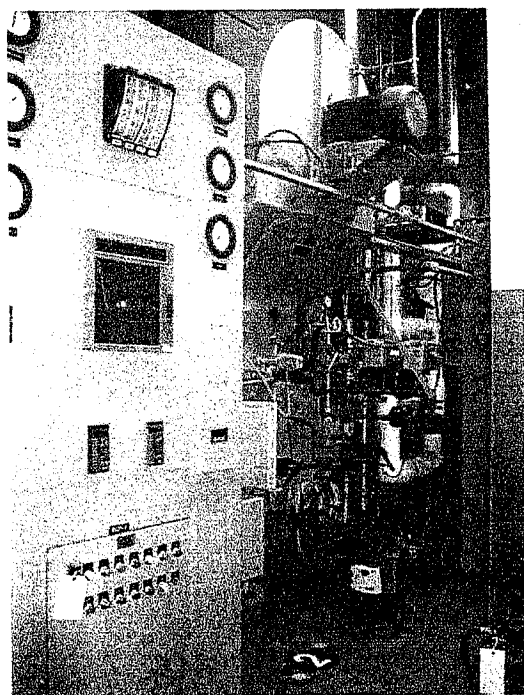
Upgrade Boiler and Burner Controls	\$700,000
Academic Building Exterior Lighting and Controls	200,000
GRAND TOTAL	\$900,000

Boiler and Burner Controls

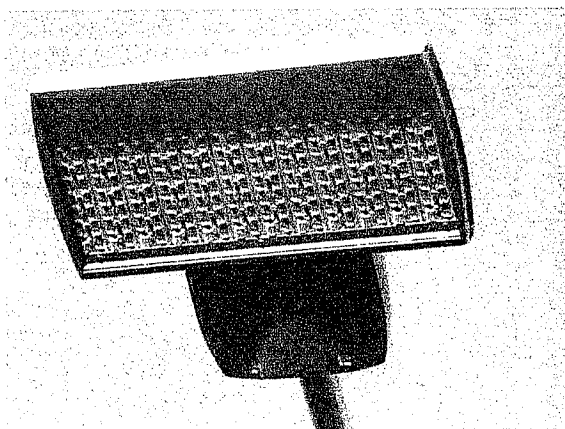
This project involved retro-fit of the University's five boilers with new high efficiency/low NOx output burner packages and controls. Additionally, two boilers had an economizer added. Three already have economizer equipment. The estimated payback for this equipment is five years. Work was completed in February 2012.

Academic Building Exterior Lighting and Controls

This project involved replacement of 110 high pressure sodium lighting fixtures on the exterior of University buildings with new LED fixtures. This project was completed in February 2012.

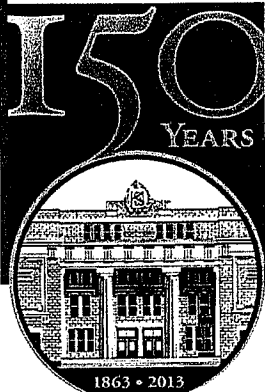


Upgraded Boiler Controls



Energy Efficient Exterior Lights

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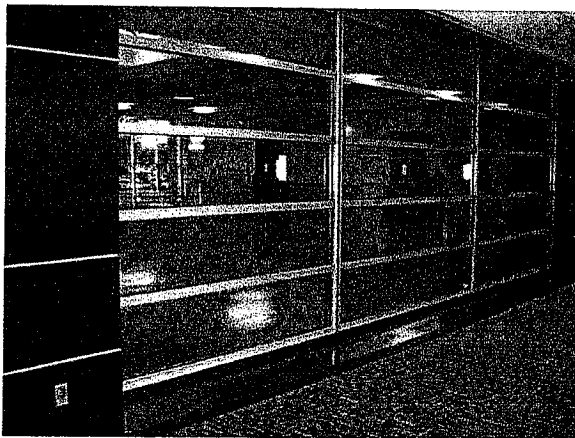


Completion of Memorial Union Project

- Project originally budgeted at \$25m, with Phase II at \$2.1 m
- Project completed for \$23.7 m, including Phase I and II
- Renovation included major increase to efficient use of space
 - Dining on two levels, rather than three, complete update of dining
 - Relocation of Student Affairs offices to Memorial Union
 - Updates throughout and improved entrances, focus on student spaces
 - Complete update to mechanical, electrical, and plumbing

-Relevant dates in the Timeline

- April 22, 2010, Project advertised for bid in Kansas Register
 - Project architects, Treanor and Associates, Lawrence, Ks
 - Construction Manager, Ferrell and Co
- May 20, 2010 , Bids Received
- June, 2010, Project Initiated
- Spring 2011, Move-in East Entrance, Webb Lecture Hall, Bookstore
- Summer 2011, Move-in Kitchen, Dining Areas
- Summer 2012, Move-in Meeting Rooms, Student Areas, 2nd Floor
- Fall 2012, Project Completion



Movable Partition Webb Hall



Webb Hall Area opened April 2011

Memorial Student Union Project Costs

Construction Budget	\$ 18,822,606
Professional Fees	\$ 2,015,730
Moveable Equipment & Relocation Costs	\$ 967,544
Environmental Abatement Allowance	\$ 728,504
Project Contingency	\$ 92,876
Miscellaneous Costs	\$ 1,091,520
Total Costs	\$ 23,718,780

Estimated Project Financing

Student Fees, MU Cash, and Gifts	\$ 9,218,780
Revenue Bonds	\$ 14,500,000

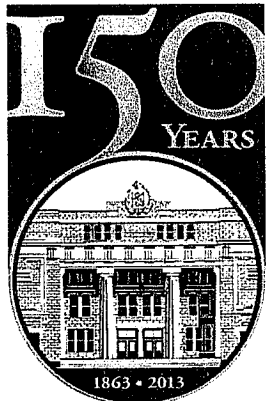


Mainstreet Area Lower Level

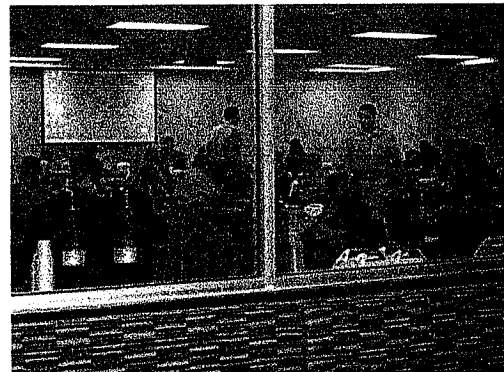


Main Dining and Serving Area

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Hallway Adjoining Meeting Rooms

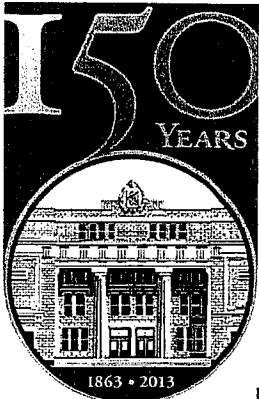


Meeting Rooms Re-opened Fall 2012

ESU Rehabilitation and Repair – FY 2013

Window/ Curtain Wall Replacement Science Hall	700,000
Stormont Maintenance HVAC Replacement	400,000
P.E. Building Architectural/ HVAC/ Plumbing Renovation	270,000
Campus Sidewalk and Exterior Improvements/Repairs	125,000
Upgrade Fire Alarm Systems Visser and Plumb Hall	125,000
Structural Repairs to Beach Music Hall	100,000
Powerhouse Roof Replacement	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
Albert Taylor Hall Fire Curtain Replacement	34,000
Fire Alarm System Analysis, Repair and Improvements	30,000
Elevator Improvements – Various Campus Buildings	30,000
William Allen White Library Drainage	25,000
GRAND TOTAL	2,114,000

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Science Hall Project Underway



Replaced Windows Science Hall

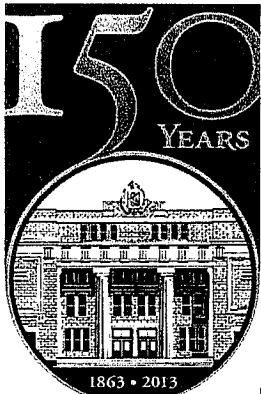
ESU Rehabilitation and Repair Allocations FY 2000 – FY 2014

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

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 2014 Project List for Submission to the Regents in December.
- The list will include several roofing and classroom/ laboratory remodeling proposals

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Stormont HVAC Piping



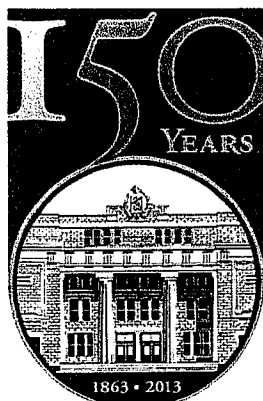
Beach Hall Unexpected Cracking

Deferred Maintenance - Request for Additional State Funds *What Remains In Addition to Approved Projects*

- The 2007 Deferred Maintenance Program was very important for ESU
 - Allowed ESU to proceed with \$5.0 million of high need projects
 - Significantly improved condition of
 - Health/Physical Education Building (roofing project)
 - White Auditorium (HVAC and electrical project)
 - Roosevelt Hall (Foundation and structural issues)
- The Regents request additional funding for some of the differences
 - Request for \$35 million for Deferred Maintenance from EBF
 - Request for \$20 million for Deferred Maintenance from ELARF
- Why a reasonable request
 - Multiple projects not funded by the \$5.0 million from the 2007 program approved in 2007
 - Estimated Deferred Maintenance at ESU remains at \$57.1 million

Ten Academic Buildings at ESU by Age and Condition						
	Sq Ft	Year Built	Condition Code			
			2010	2008	2006	
Beach Music Hall	56,104	1926	79	81	86	
Butcher Education Center	35,765	1960	70	66	71	
Cram Science Hall	121,124	1959/1966	67	64	72	
Cremer Hall	71,664	1964	66	65	70	
Health/Physical Ed Bldg	131,721	1974	69	70	58	
King Hall	59,994	1966	71	67	71	
Plumb Hall	113,381	1917	71	75	79	
Roosevelt Hall	40,438	1953	77	72	57	
Visser Hall	94,429	1979	61	71	71	
William Allen White Library	122,768	1952/1970	75	67	59	
Average Age/Condition			53.5 [†]	70.6 [†]	69.8 [†]	69.4

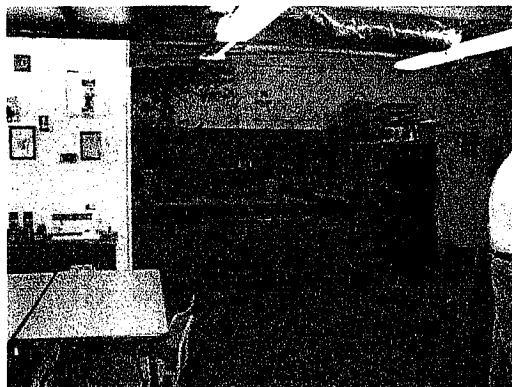
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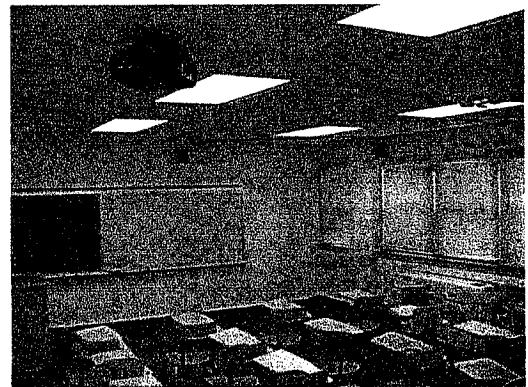
Deferred Maintenance - Request for Additional State Funds

What Remains In Addition to Approved Projects

- High need projects for which financing not available within present allocation
 - Remodeling of approximately 50 teaching laboratories
 - Continued remodeling of classroom areas
 - (Note areas renovated by Crumbling Classrooms program are now approximately 10-12 years old)
 - Replacement of Fan Coil Units, Science Hall and other academic buildings with newer more efficient units
 - Renovation of King Hall
 - Space Planning and Interior Renovation of William Allen White Library
 - Remodeling of Health Physical Education Building
 - Continued replacement of lighting equipment
 - Continued renovation of HVAC Systems/Controls

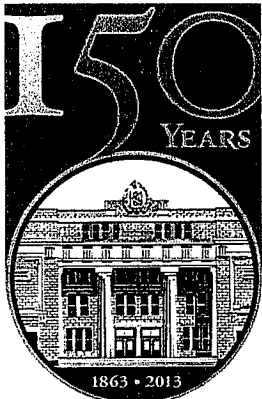


King Hall Art Lab/ Studio



Rusted Fan Coil Units – Science Hall

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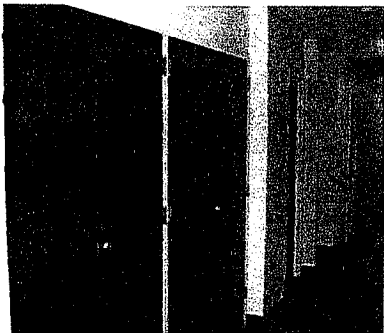
Remodeling of Singular/Trusler Residence Hall - ESU



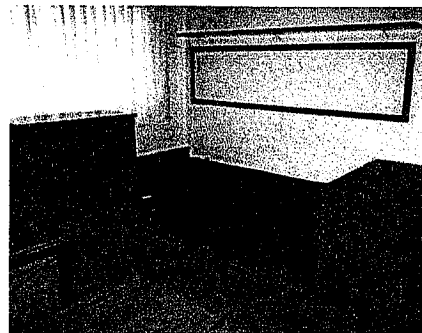
Singular/Trusler Front Entrance

Project Description

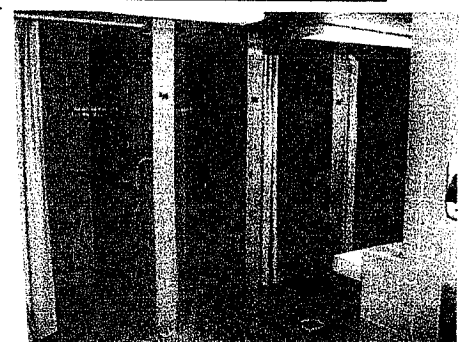
- Complete upgrade of mechanical, electrical and plumbing systems.
- Upgrade of fire alarm systems and installation of fire suppression systems.
- Doubling size of restroom/shower facilities and increasing privacy in shower areas.
- Increasing lounge and congregate meeting areas.
- Renovating all occupant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



Typical Corridors/ Hallways



Typical Double Occupancy Rooms

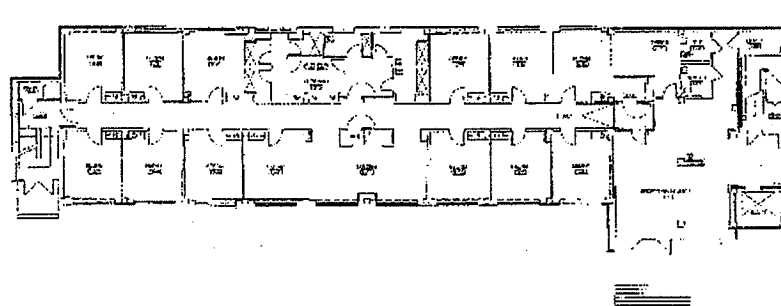


Typical Congregate Showers

Remodeling of Singular/Trusler Residence Hall - ESU

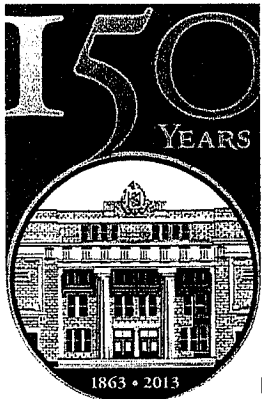
Revised Estimates of Project Costs

Construction Cost	
Renovation of Singular and Trusler built environment	\$ 905,000
Mechanical, Electrical, and Plumbing Upgrade	1,525,000
Fire Detection and Suppression Upgrade	250,000
Demolition for Renovation and MEP Upgrades	150,000
Subtotal Construction	\$ 2,830,000
Professional Fees	
Engineering/Architectural	\$ 175,000
Fire Protection Engineering	40,000
Subtotal Professional Fees	\$ 215,000
Other Project Costs	
Asbestos Abatement	\$ 450,000
Roof Replacement	175,000
Fixtures and Furnishings	100,000
Miscellaneous Costs, Fees, and Contingency	580,000
Subtotal Other	\$ 1,305,000
GRAND TOTAL	\$ 4,350,000



Proposed Configuration Example Floor Trusler Hall

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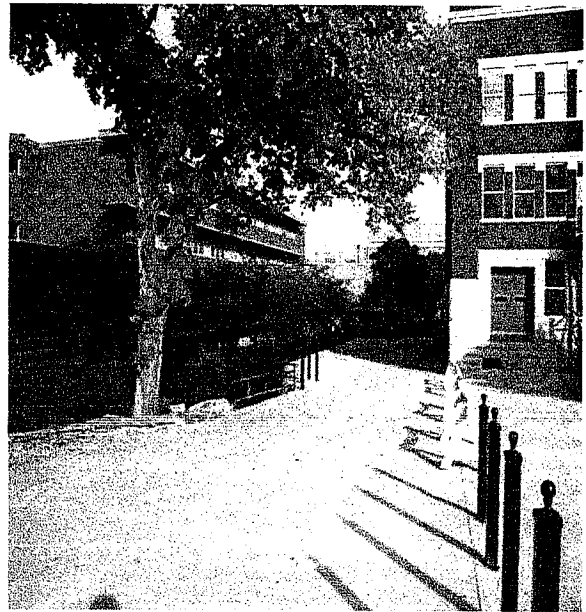


Remodel or Replace Morse Residential Complex

- Preliminary discussions involve a \$15.5 million project
- 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



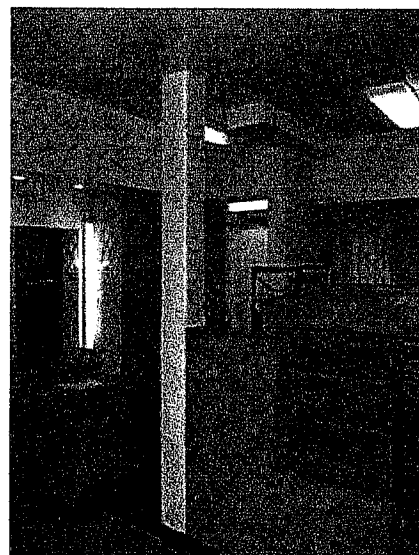
North - West Side of Morse Complex



South - East Side of Morse Complex

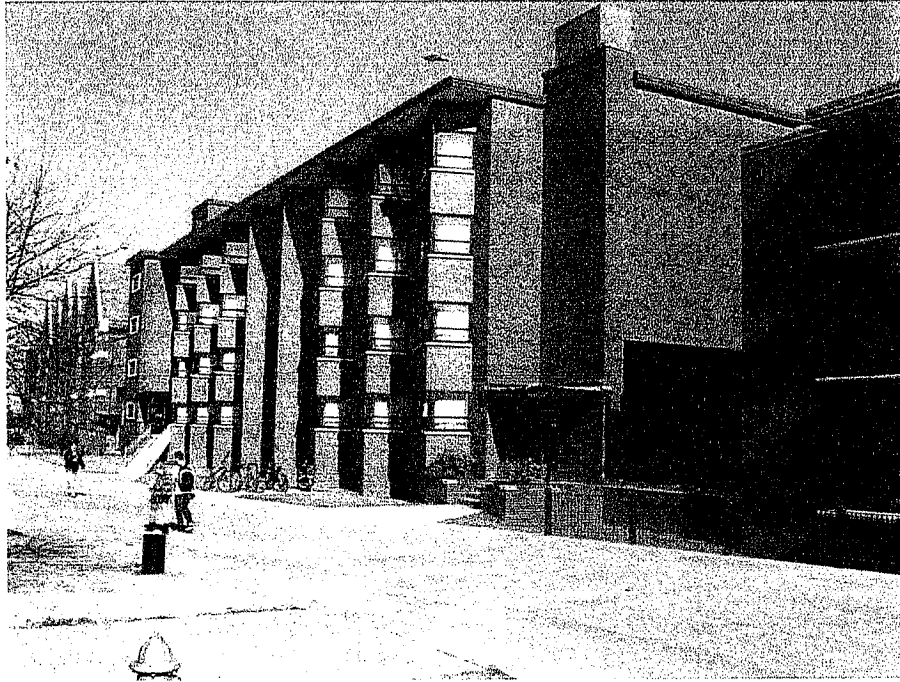


Picturesque East Side of Morse Complex

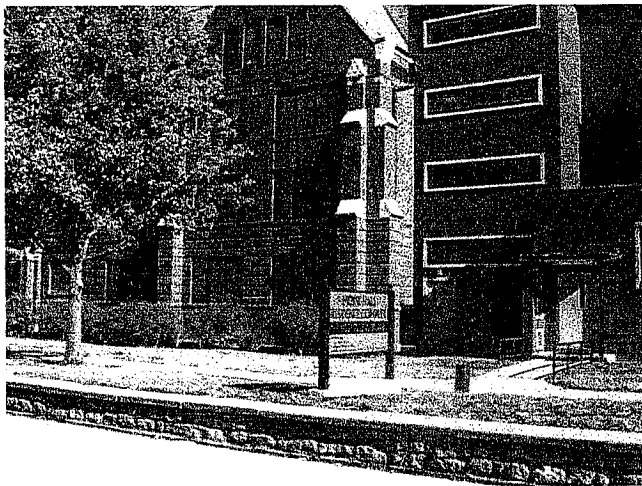


4 Person Suites Typical of Northeast Morse

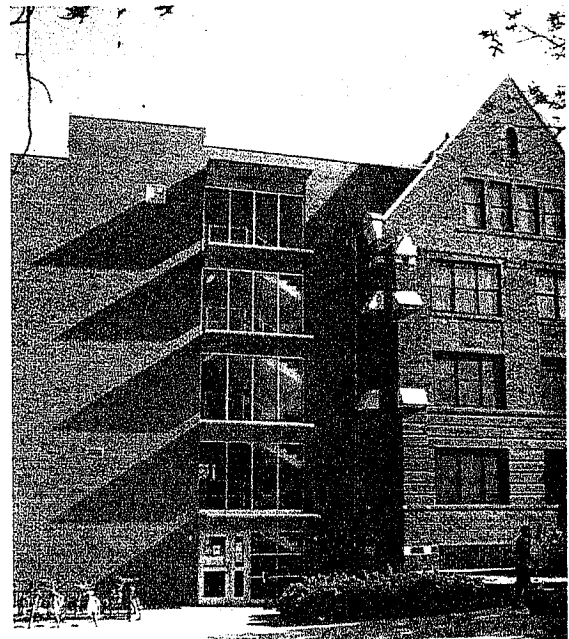
Remodel or Replace Morse Residential Complex



Morse Central Complex



Abigail Morse and Morse Central Complex



Northeast and Abigail Morse Halls

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

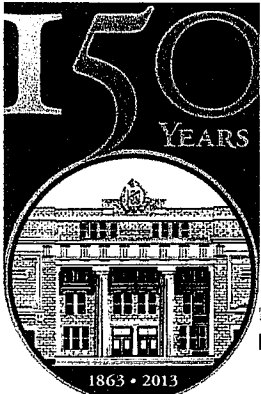


Land Donated by ESU Foundation for Expansion
To be Temporarily Used As Parking Lot



Repaired Section of West Lot

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Campus Map

Annotated to Identify Academic Buildings

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CAMPUS MAP



08/23/06

