

Capital Improvement Summary
Kansas State University
November 2012



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Prepared by
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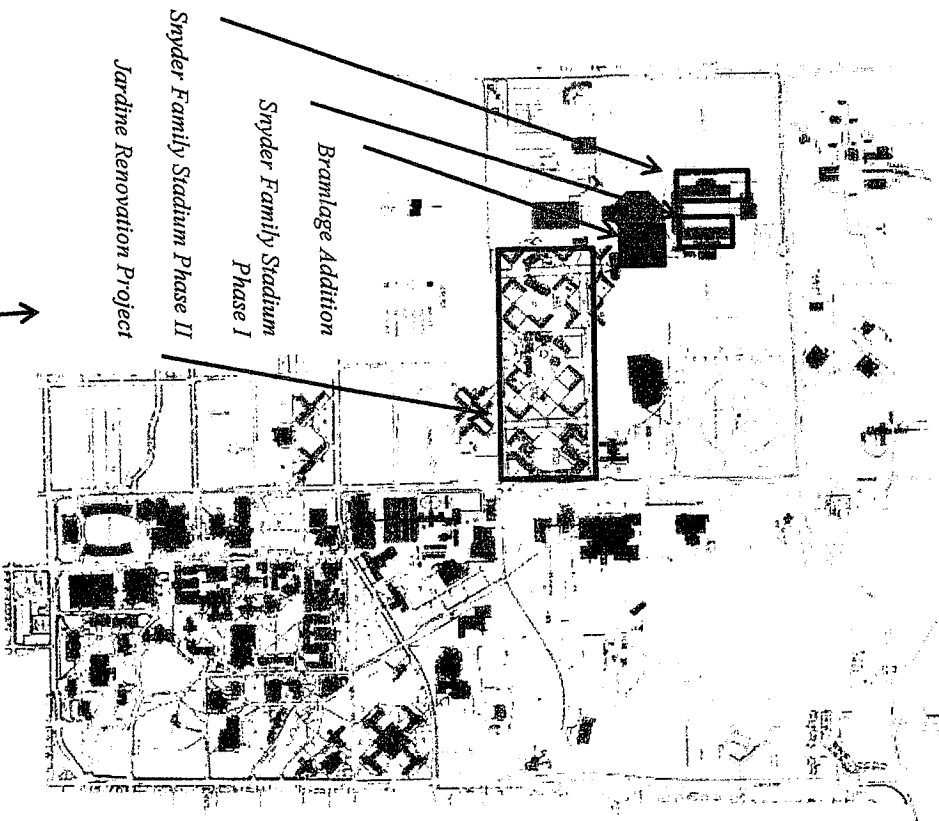
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 General Project Updates

Jardine Apartment Housing – Phase II.
 This multi-year, multi-phase \$102 million project involves demolition and reconstruction of a substantial portion of the Jardine student apartment complex. The second phase, \$35.85 million, is about 1/3 of the overall project, is completed. The project is funded by bonds that will be repaid with Housing revenue. No additional funds will be requested for the maintenance and operation of the building.

- *Legislative authorization and bonding authorization have been previously provided.*



Jardine Redevelopment Phase II Master Plan. Phase II Construction Is Colored Purple. The Phase III Roads and Parking circle the perimeter of the development.



Jardine Apartments Roads & Parking - Phase III

This \$2.15 million project built a new roadway that realigned Kerr Drive to the North and extends the roadway along the west perimeter of the site tying to Jardine Drive on the South side of the complex. This site work took place in conjunction with Phase 2 redevelopment new apartment construction. No additional funds will be requested for the maintenance

and operation of the roadway and parking.
• *Legislative authorization and bonding authorization have been previously provided.*



Jardine Redevelopment Phase II Master Plan. Phase II Construction Is Colored Purple. The Phase III Roads and Parking circle the perimeter of the development.

Bramlage Coliseum & Snyder Family Stadium – Phase I

This project is focused on two areas: 1) the construction of an indoor basketball training facility adjacent to Bramlage Coliseum, and 2) the construction of restrooms on the upper deck of the east seating structure of the football stadium. The \$17.7 million basketball training facility is a Title IX compliant structure and includes men's and women's locker rooms, two regulation sized practice courts, offices, sports medicine facilities, equipment/laundry and weight training facilities. The \$2 million restroom project is complete. The Basketball Training Facility is nearing completion. The projects are being financed by revenue bonds to be repaid from athletics revenue and private gift funds. No additional funds will be requested for the maintenance and operation of the building.

- *Legislative authorization and bonding authorization have been previously provided*

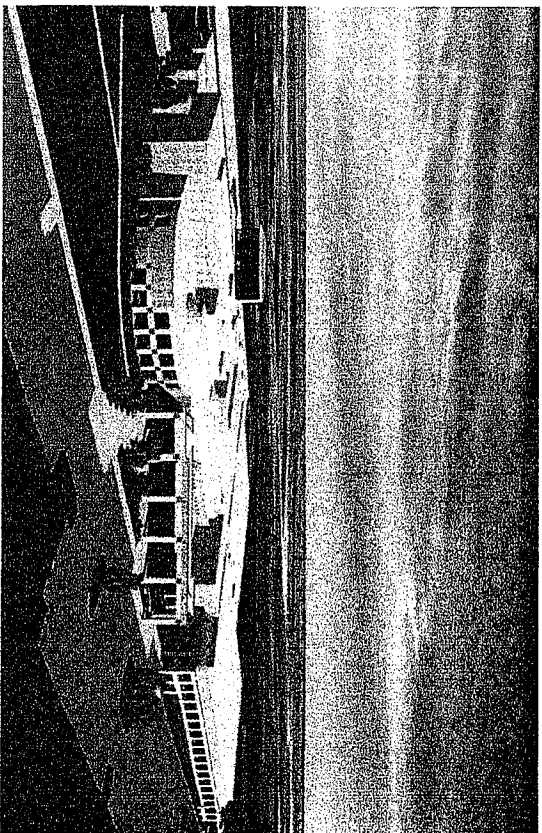


Bramlage Coliseum Basketball Facility

Chester E Peters Recreation Center Addition

The indoor recreation complex at Kansas State University is a facility dedicated to the physical, mental and social well-being of the students, faculty/staff and alumni. The facility is used for intramural sports, free time recreation and fitness programs. The structure offers participants the opportunity to engage in individual or team sports, informal activities, and co-recreational activities. At present, this facility is working at capacity with wait times to access the fitness machines. The expansion will include expanded cardio and fitness areas as well as group activity rooms for fitness classes. The project is nearing completion and is financed by Revenue Bonds to be repaid with Student Privilege Fees. No additional funds will be requested for the maintenance and operation of the building.

- *Legislative authorization and bonding authorization have been previously provided*

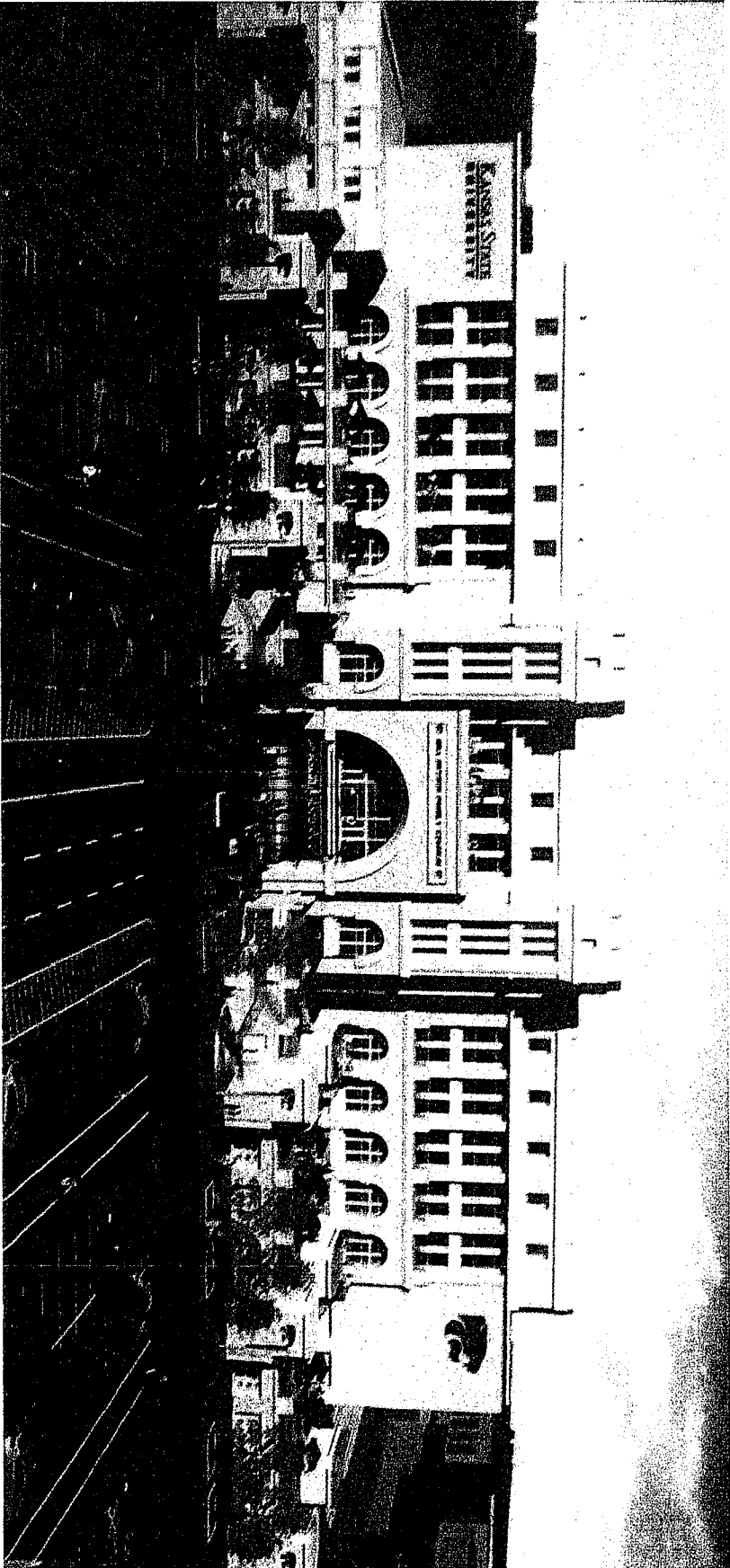


Chester E. Peters Recreation Complex

Bill Snyder Family Stadium – Phase II.
This \$75 million project will meet the need for additional premium seating and to expand and update ancillary support areas that are currently not capable of serving our patrons. The project is currently under construction. Ground was broken this spring and the work is on schedule.

The project is being financed by revenue bonds to be repaid from athletics revenue and private gift funds. No additional funds will be requested for the maintenance and operation of the building.

- *Legislative authorization and bonding authorization have been previously provided*

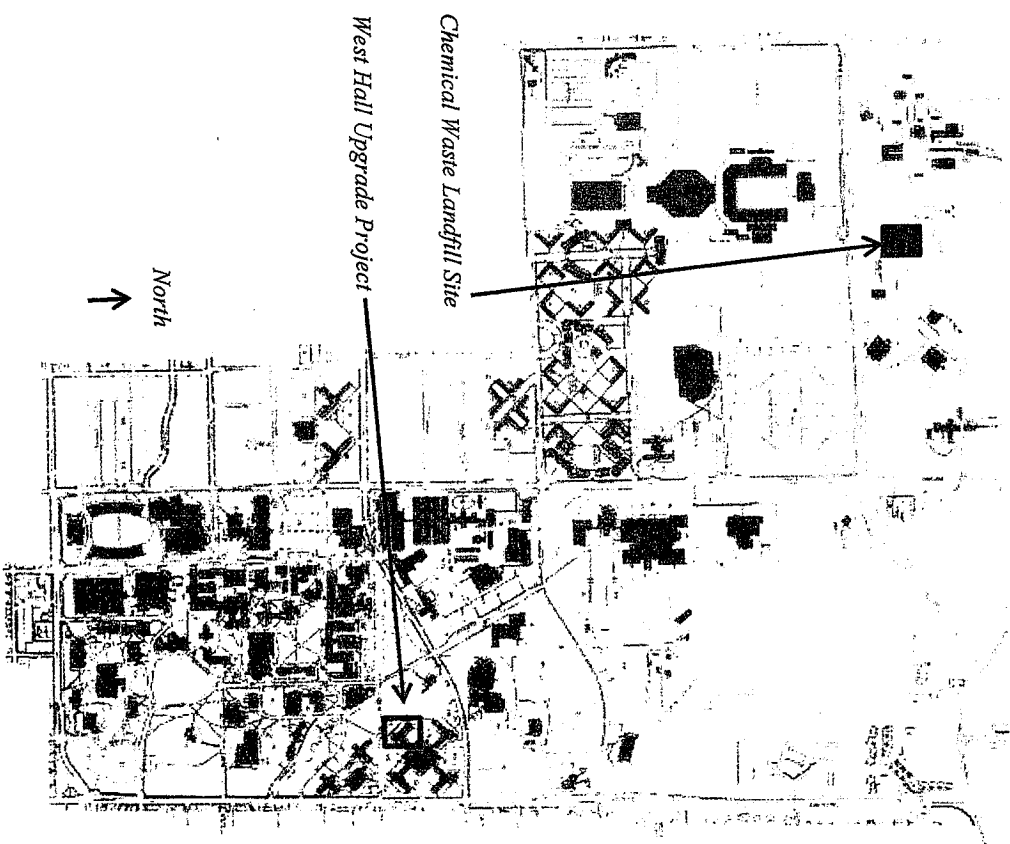


Phase II Addition – West Elevation

Old Chemical Waste Landfill Remediation.

This \$4 million project removes the Old Chemical Waste Landfill (OCWLF). Disposal of hazardous chemical waste or low level radioactive waste occurred at the site from the mid-1960s until 1984 consistent with regulations that were in effect at the time. K-State requested to close the landfill to further chemical waste disposal in 1984 and official closure was granted by the KDHE Bureau of Waste Management (BWM) in 1986. K-State has been actively investigating and monitoring the OCWLF for chemical contamination of groundwater under consent agreement since 1990. Long-term groundwater monitoring indicates that the OCWLF is releasing hazardous materials to the uppermost aquifer. Investigations have shown that the contamination flows with the groundwater from the landfill towards the east and northeast outside the fenced enclosure that secures the landfill. Though none of the contamination has moved from K-State property, the waste is not stable under *Title 10 CFR 61* and closure of the disposal area in a leaking condition is not acceptable under current regulations. Because annual costs to monitor the site now exceed \$300,000 per year and are expected to continue escalating, and because the KDHE and EPA required permanent resolution, K-State engaged a subject-matter expert to work with the KDHE and EPA to develop a plan to remove the landfill – the only permanent solution. That plan, a Corrective Measures Study (CMS), was submitted to the KDHE on June 22, 2010. The project consists of two stages. The first stage is to build an interceptor trench and temporary treatment facility. This first stage has been completed. The final stage to remove the landfill is complete and cost \$7.4 million. Project costs will be paid from a combination of Sponsored Research Overhead funds and bond funds.

- *Legislative authorization and bonding authorization have been previously provided*



West Hall Upgrade.

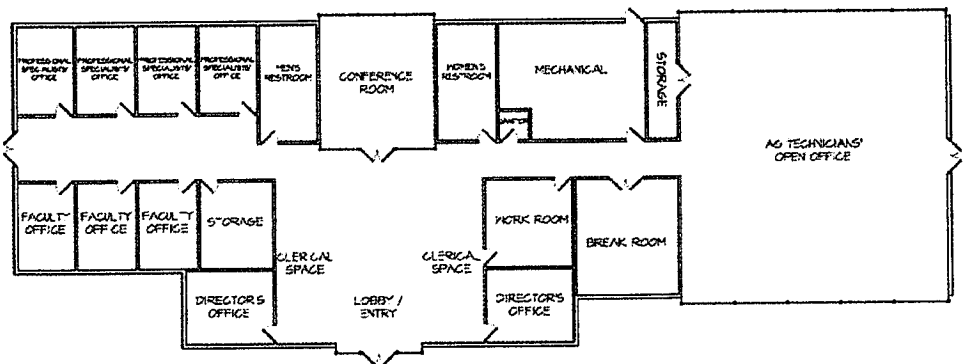
This \$1.2 million project upgrades West Hall, a dormitory constructed in 1962 that is used as a co-ed residence hall for Kansas State University students during the fall and spring semesters. The project encompasses updating HVAC, lighting, and plumbing systems and installation of a new fire alarm system, and is 75% complete. The project is funded by Housing fees. No additional funds will be requested for the maintenance and operation of the building.

- *Legislative authorization has been previously provided.*

Southeast Research-Extension Center.

This \$2 million project constructs a 12,000 sq. ft. Southeast Research-Extension Center to be located on university owned land in Parsons. The building will serve as the consolidated headquarters for the Southeast Area Extension Office and the Southeast Agricultural Research Center. The Southeast Area Extension Office currently rents space in Chanute. The Southeast Agricultural Research Center currently occupies space in the old Parsons State Hospital grounds. Both currently existing offices are in need of cost prohibitive renovation. Combining the two offices in one location would facilitate effective interactions between research and extension activities, offer increased opportunity for efficient staff utilization and would follow a very successful model employed in southwest and northwest Kansas. The project will be funded with a combination of restricted fees and private gifts. No additional funds will be requested for the maintenance and operation of the building.

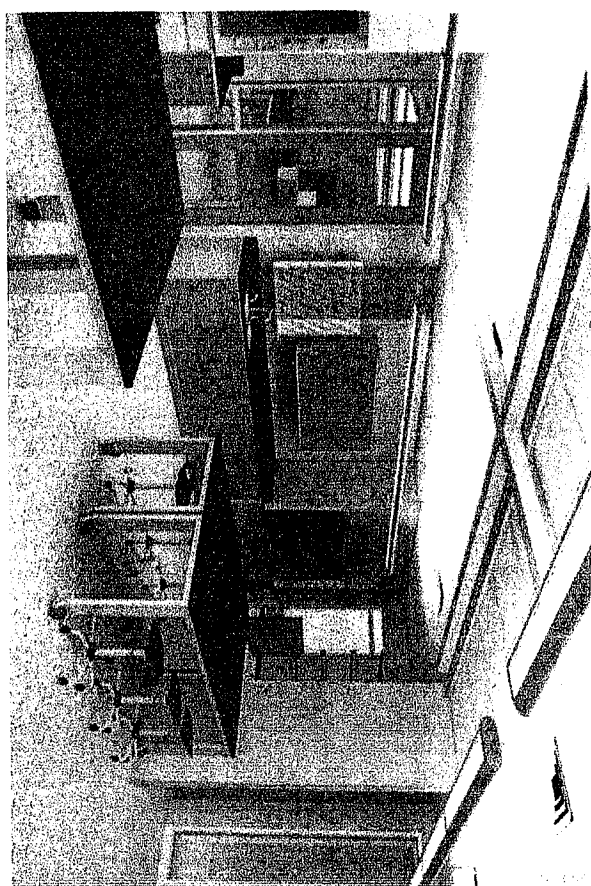
- *Legislative authorization has been previously provided.*



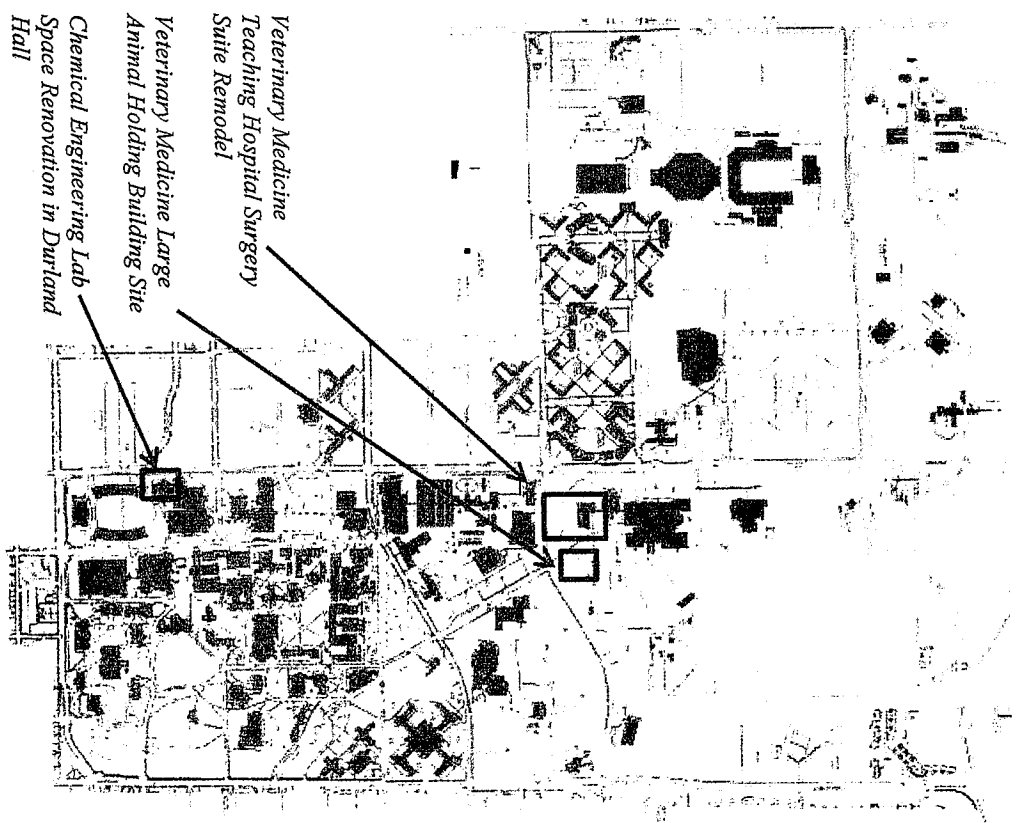
Floor Plan for the Southeast Research Extension Center

Chemical Engineering Lab Space Renovation.
 This \$2 million project is a renovation of 5,337 square feet of Chemical Engineering lab space in Durland Hall. K-State received a \$1.6 million NSF-ARRA award for this purpose. The remaining \$400 thousand will come from sponsored research overhead. The project is completed. No additional funds will be requested for the maintenance and operation of the building.

- *Legislative authorization has been previously provided.*



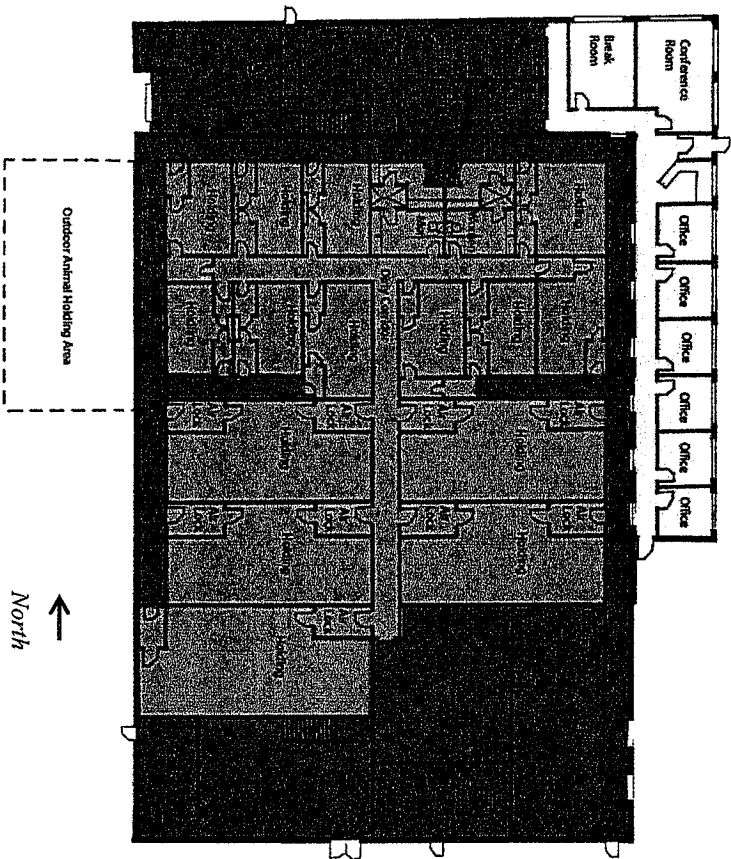
Renovated Lab – Durland Hall Lab Space



Veterinary Medicine Large Animal Holding Building.

This \$11.8 million project is to construct a large animal holding building to facilitate infectious disease research on large animals. This new facility would help meet current research needs and significantly broaden opportunities for both public and private grant funding. The project would be funded from a combination of private gifts and restricted fees. No additional funds will be requested for the maintenance and operation of the building.

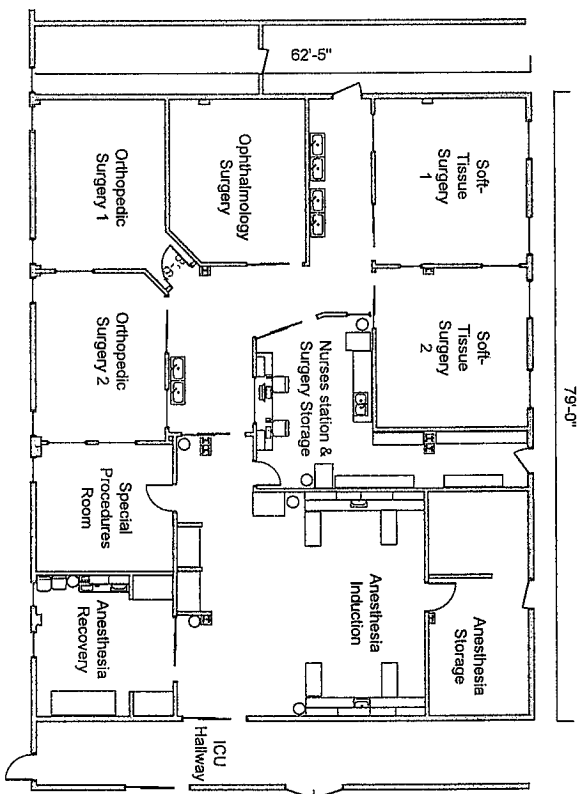
- *Legislative authorization has been previously provided.*



Veterinary Medical Teaching Hospital Surgery Suite Remodel.

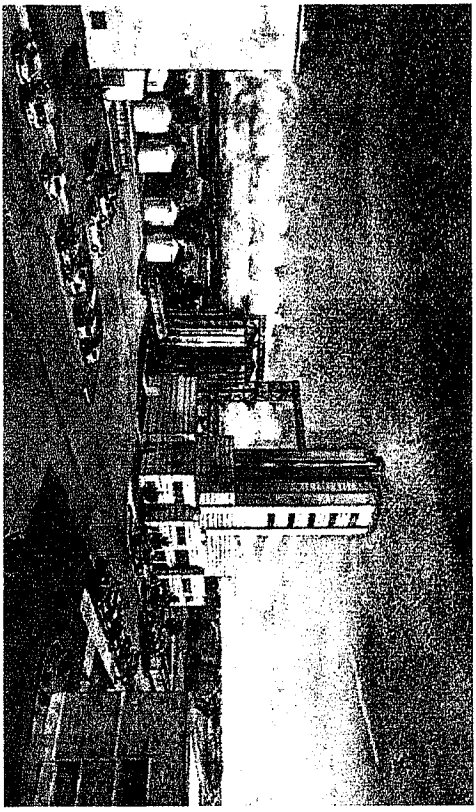
This \$2.34 million project would totally remodel the existing 4,900 square foot Veterinary Medical Teaching Hospital surgery suite. The 30 year old facility no longer accommodates the caseload, modern technology or contemporary processes. The project would be funded from hospital revenue. No additional funds will be requested for the maintenance and operation of the building.

- *Legislative authorization has been previously provided.*



Grain Science Center – Feed Mill.

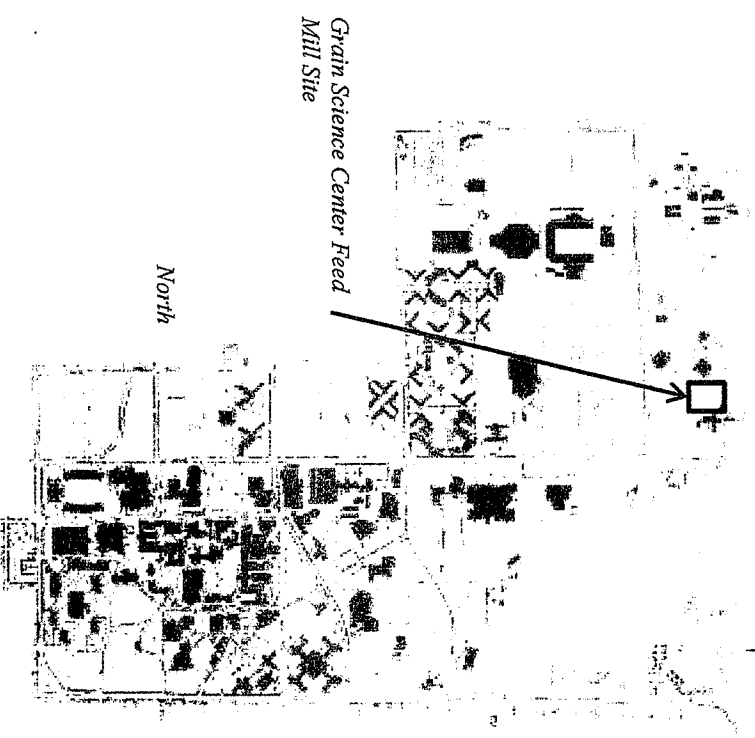
The \$13 million Grain Science Center Feed Mill project is a joint effort of K-State's Department of Grain Science and Industry and the Department of Animal Science and Industry. The project will replace the feed-production capability provided by the feed mill at the corner of Denison and Kimball that is on the NBAF site and significantly enhance the research capacity of both departments. This project has been proceeding under K.S.A. 76-757, using entirely private funds acquired through a combination of: (1) private donations; (2) Kansas Bioscience Authority funds; and (3) part of the \$105 million state cost-share offered to the Department of Homeland Security. Consequently, the KSU Foundation has been using a design-build agreement to develop the plans. Our agreement with DHS requires relocation of the existing facility by September 1, 2013. The relocation deadline, the lack of an identified



Rendering of the Feed Mill, West Elevation

funding source for the \$5.4 million required to relocate the Animal Science facilities, impact of the relocation deadline on the fund raising timeline associated with the \$8 million in private funds, and investment in a design-build agreement through the KSU Foundation result in the following plan. K-State would lease 1.75 acres in the Grain Science Complex on Kimball Avenue to the KSU Foundation. The Foundation would build a feed mill using private financing. KSU would enter a lease-purchase agreement with the Foundation. Once the principal and interest are retired, the ground lease would terminate and the property would be transferred to KSU. No additional funds will be requested for the maintenance and operation of the building.

- *Legislative authorization has been previously provided.*

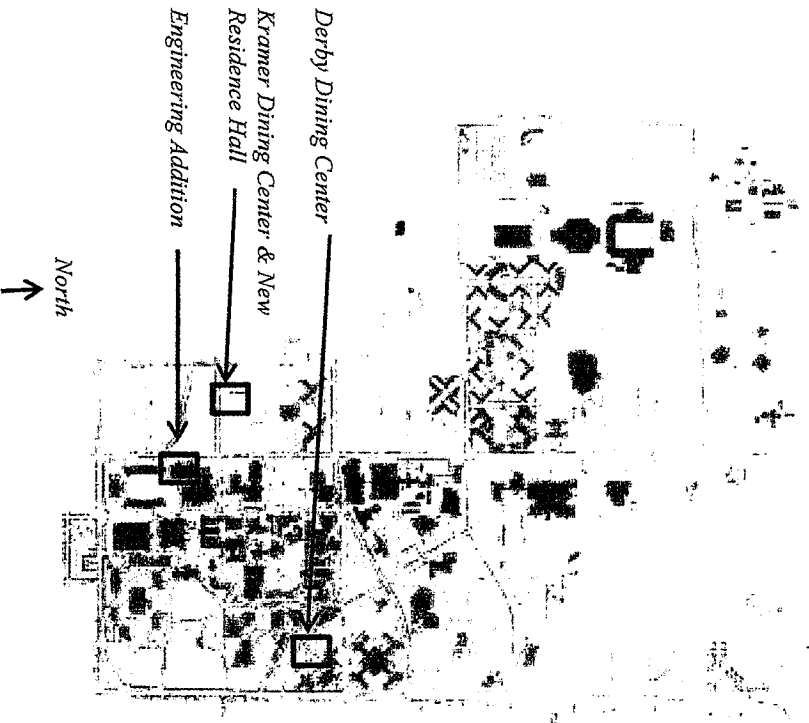


Grain Science Center Feed Mill Site

Kramer & Derby Dining Center 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 feet, \$35,000,000 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 project is funded by a housing revenue bond.

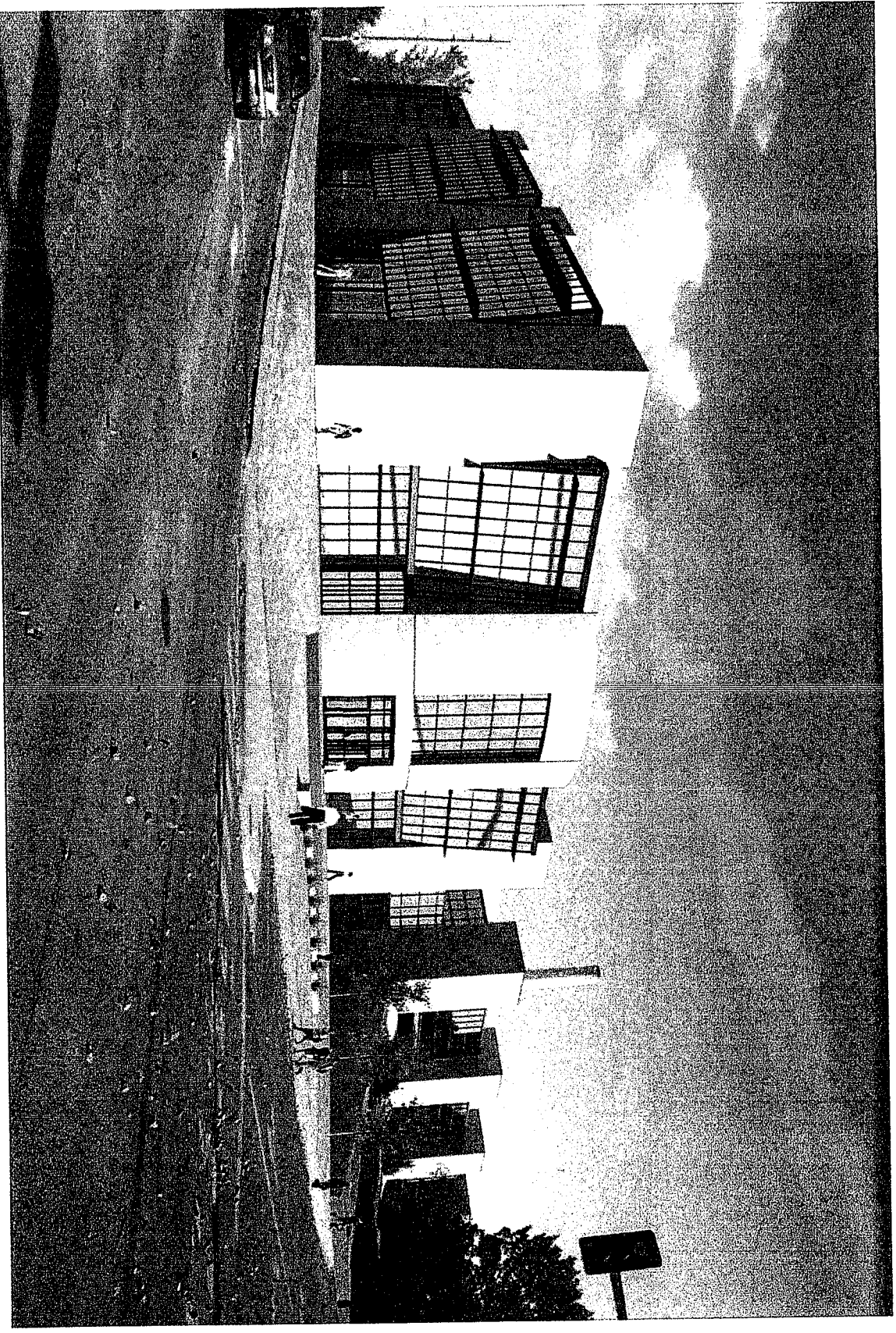
- *Legislative authorization has been previously provided*



Engineering Addition.

The 2011 legislature passed the University Engineering Initiative Act with the goal of increasing the annual number of engineering graduates by 50% by 2021. K-State's College of Engineering, the largest in the state, is at capacity in view of facilities and will require additional space. Phase IV of the Durland/Rathbone/Fiedler complex exists in concept. This addition of 80,000 ft² will be dedicated to student educational needs. Within these needs, three Communities of Excellence emerge as top priorities for infrastructure expansion: educational space for our nationally prominent design teams (e.g., SAE Formula car, mini Baja car, quarter-scale tractor, chemical engineering car, concrete canoe, steel bridge, etc.), computer and information systems with a focus in cyber security, and a bio-based fuels focus. Special attention will be made to include the design space such that it is presented as a working/teaching laboratory while not disturbing the classic teaching environment. It is also expected that a great portion of the expansion will be allocated to modern teaching (studio computer environment, lecture facilities holding 75-100 students, large board room with modern AV) and laboratory facilities, as well as dedicated space for college-level student organizations and student recruitment and retention activities. Estimated project costs for this new facility are \$40million. The project would be funded with a combination of private gifts and bonds. No additional funds will be requested for the maintenance and operation of the building.

- *Legislative authorization has been previously provided*



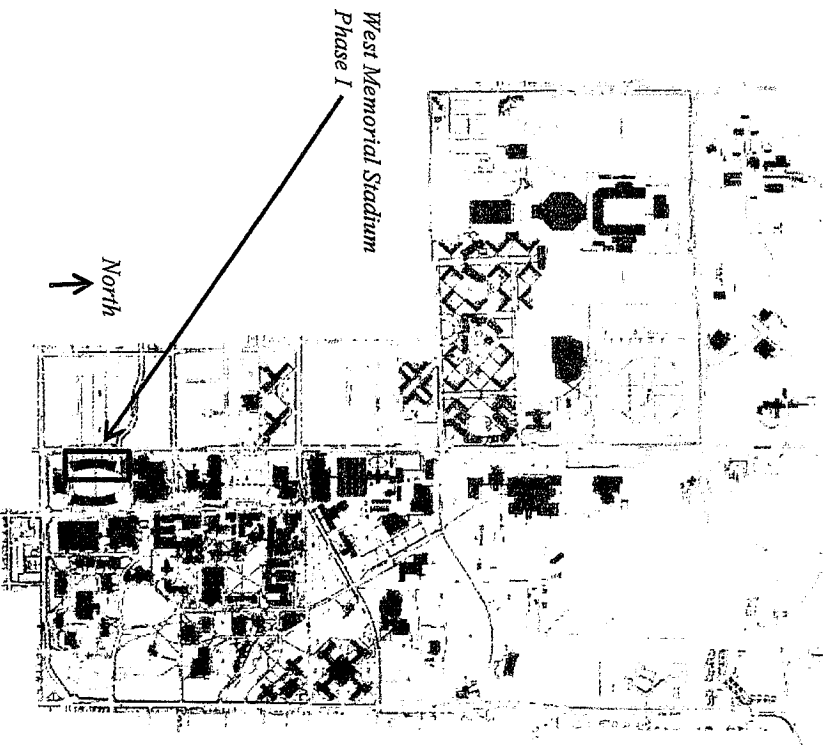
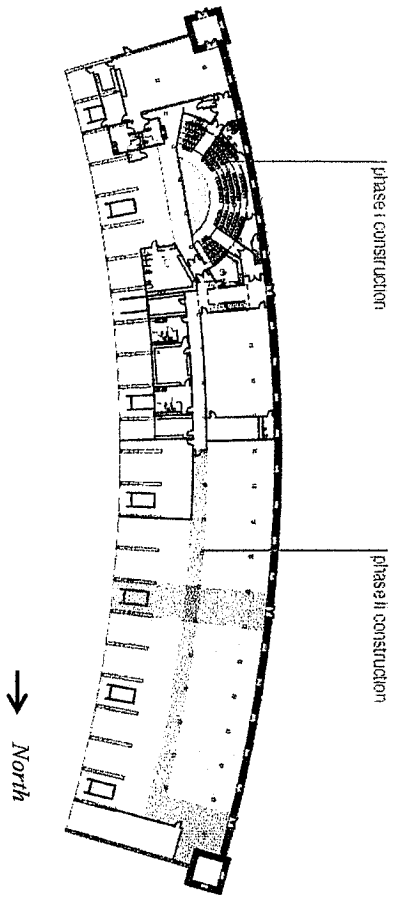
Rendering of Phase IV of the Durland Engineering Complex

Deferred Maintenance Projects

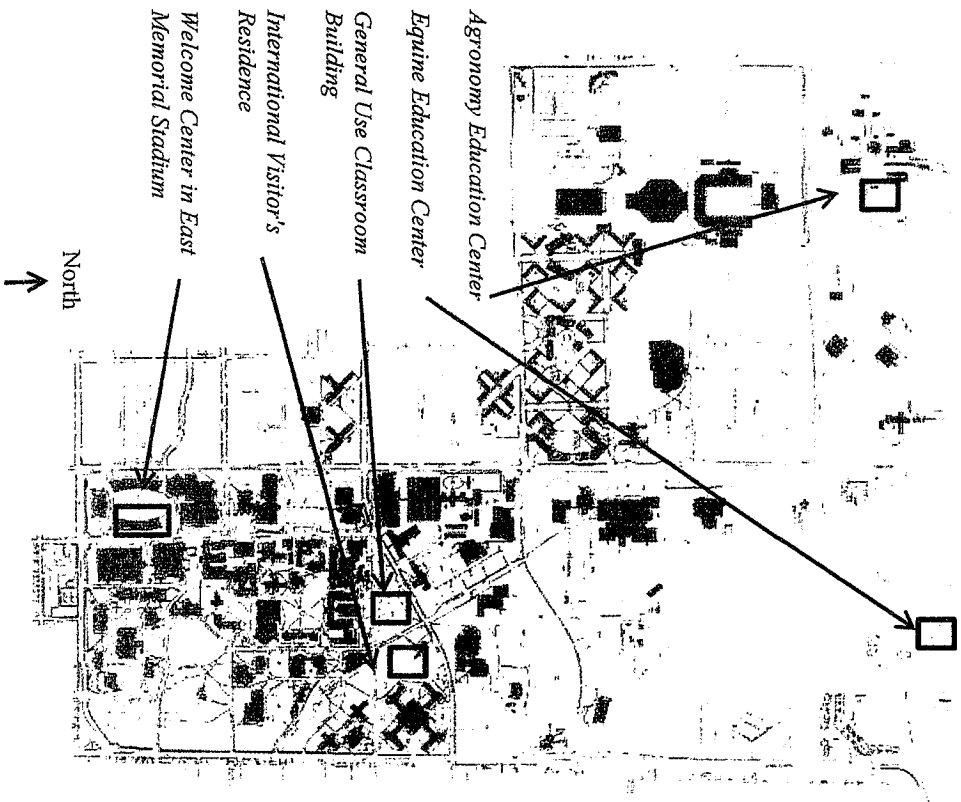
West Memorial Stadium -- Phase I

K-State's original 5-year deferred maintenance plan included \$10 million to renovate academic and academic support spaces in the Old Memorial Stadium. During project programming, it became apparent that costs associated with East side renovation were significant. Therefore, we received Board approval to remove this project and include it in the Capital Improvements Plan. This project was broken into three phases and will combine \$4.3 million in Repair and Rehabilitation funds with \$1.3 million in funding provided by the Student Governing Association to move the Purple Masque Theater, a teaching facility, and general use classrooms from the East Stadium to the West Stadium, stabilize the West Stadium roof and stabilize much of the West Stadium exterior. No additional funds will be requested for the maintenance and operation of the building.

- *Legislative authorization has been previously provided.*



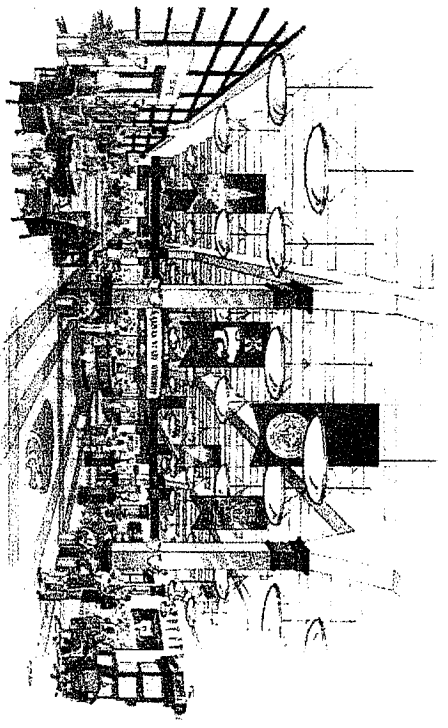
New & Continuing Projects to Be Funded by Private Gifts



Welcome Center in East Memorial Stadium

This \$17 million, multi-year project includes renovation of the East side of the old Memorial Stadium. Renovation of academic and academic support spaces in both the East and West sides of old Memorial Stadium was a component of K-State's previously approved 5-year deferred maintenance plan. During project programming it became apparent that costs associated with East side renovation were significant. Therefore, we received Board approval to remove the East side renovation from the 5-year deferred maintenance plan and include a \$17 million privately funded renovation of the East side of the old Memorial Stadium as a Capital Improvement. The East side project includes renovation of 34,700 square feet of space in the existing structure. The total cost of the East Stadium project will be privately funded. No additional funds will be requested for the maintenance and operation of the building.

- *Legislative authority has been previously provided*

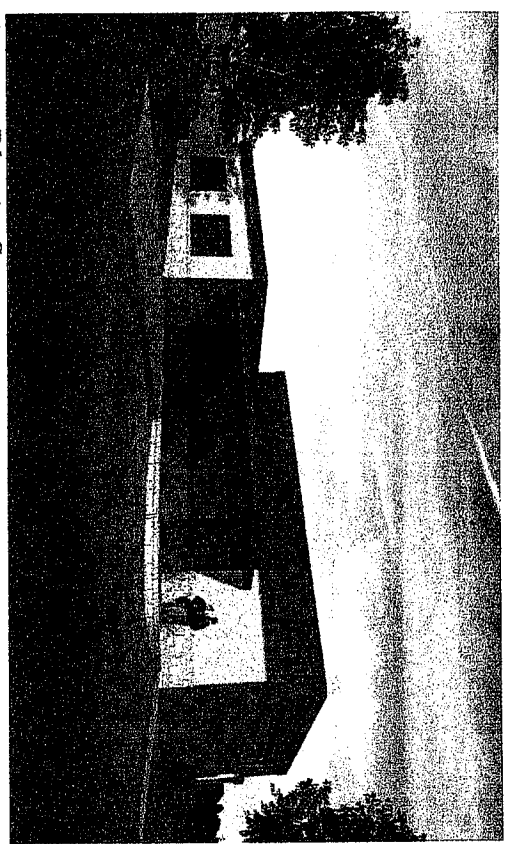


Welcome Center Lobby Rendering

Agronomy Education Center

Kansas State University currently does not have a facility dedicated to support targeted research meetings, hands-on learning, continuing education and sharing technology to agricultural producers and industry partners. The variety of topics and the size and complexity of modern agricultural equipment places unique needs on education and extension outreach. Presently, much of the hands-on plants, soils and equipment teaching/training occurs outside and can be compromised by inclement weather. The site chosen for the 8,700 square foot, \$2million, Agronomy Education Center is located adjacent to the Ag Research Center on Kimball Avenue across from the Bill Snyder Family Stadium. This location is adjacent to current research facilities, teaching and research fields, as well as existing parking. This project is funded with private gifts. No additional funds will be requested for the maintenance and operation of the building.

- *Legislative authority has been previously provided*

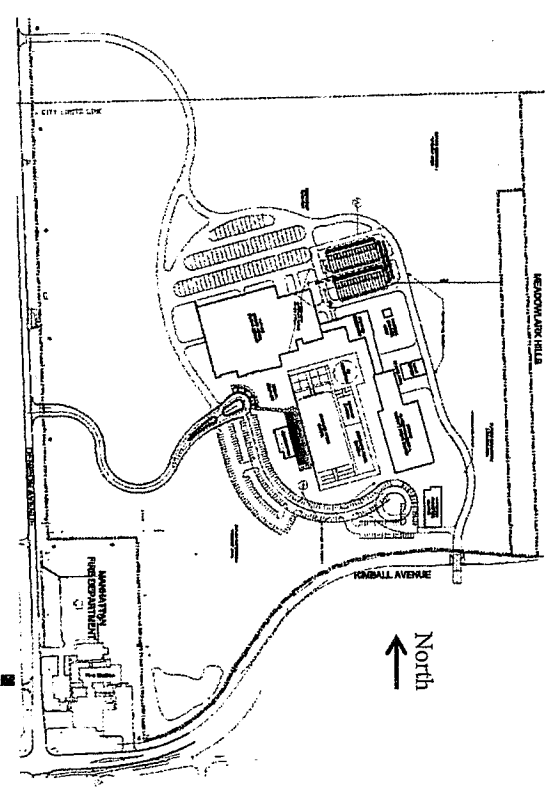


Agronomy Education Center

Equine Education Center

This \$15 million project includes construction of a teaching, research and extension equine education center northeast of the Denison and Kimball Avenue. The first phase of the project, the site work, arena and stock barns, is complete. Phase II construction consists of the 11,125 square foot, \$1.5million Stanley Stout Livestock Marketing Center. Further work will be completed as funding becomes available. The entire project is being funded from private gifts. No additional funds will be requested for the maintenance and operation of the building.

- *Legislative authority has been previously provided*

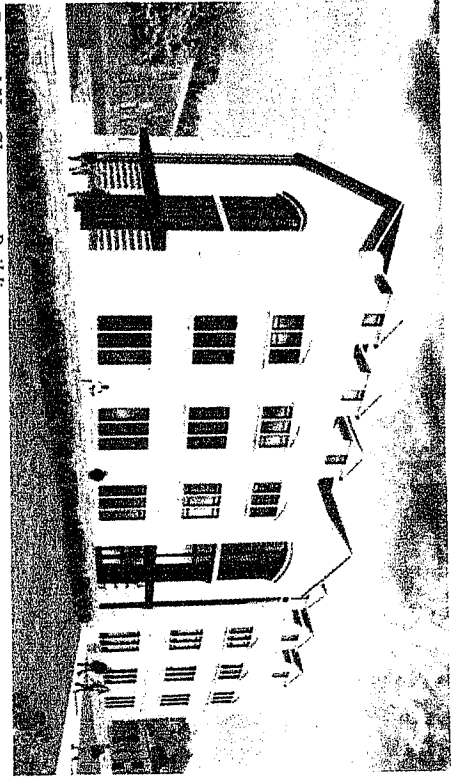


Equine Education Center

General Use Classroom Building

This \$20 million project would construct a general use classroom building to meet needs for additional classrooms and offices and to provide flex space during existing facility renovation. The entire project is being funded from private gifts. No additional funds will be requested for the maintenance and operation of the building.

- *Legislative authority has been previously provided*

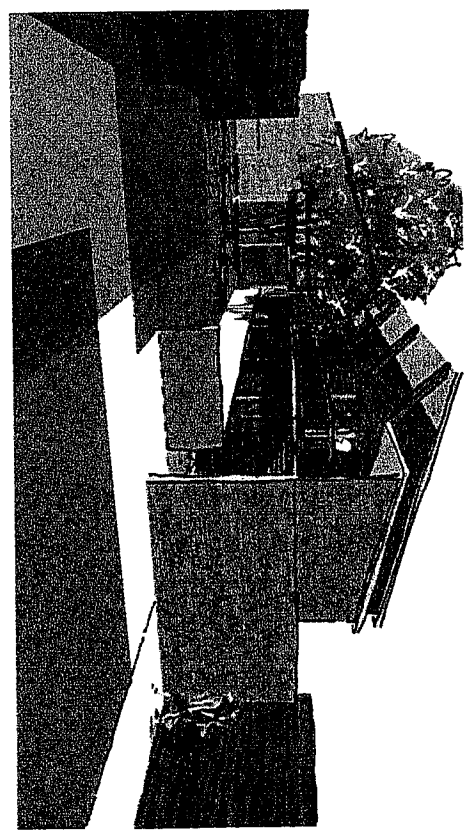


General Use Classroom Building

International Visitor's Residence

This \$1.25 million project would construct a short-term stay facility with a focus on international visitors. The high demand for on-campus housing makes it difficult to efficiently house faculty who come to K-State for collaborative purposes. The entire project is being funded from private gifts. No additional funds will be requested for the maintenance and operation of the building.

- *Legislative authority has been previously provided*



Projects Needing Legislative Action

Parking Improvements

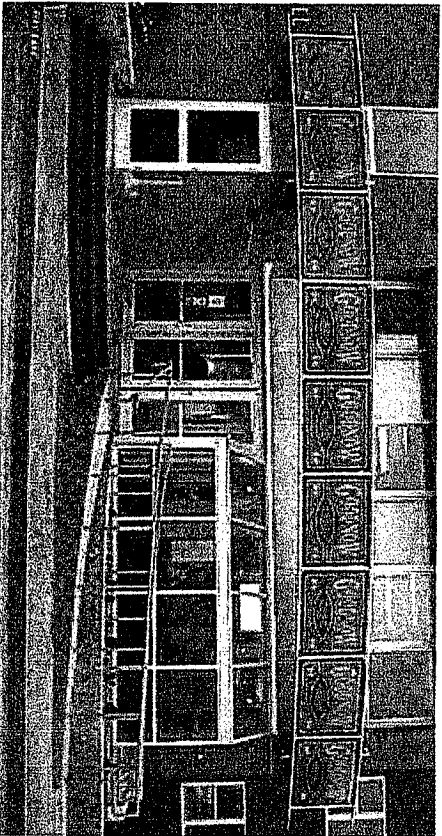
Kansas State University needs legislative authorization to allow us to spend \$600,000 in parking revenue to renovate existing parking lots on the Manhattan and Salina campuses.

- *Legislative-authorization is required.*

New Residence Hall & Renovate Marlatt and Goodnow Halls

The Department of Housing and Dining Services provides on-campus living accommodations for approximately 3,800 residence hall students and 1,350 apartment occupants. The primary site is an addition to Kramer Dining Center, will remodel the existing dining services areas, and will include space for housing four hundred additional students. Physically linking Marlatt and Goodnow residence halls to Kramer will provide a single complex living environment for the west-side residents. The total number of beds should be 400 to house new students. The project is to cost \$45,000,000 and will be funded by Housing Revenue bonds. No additional funds will be requested for the maintenance and operation of the building.

- *Legislative-authorization is required.*

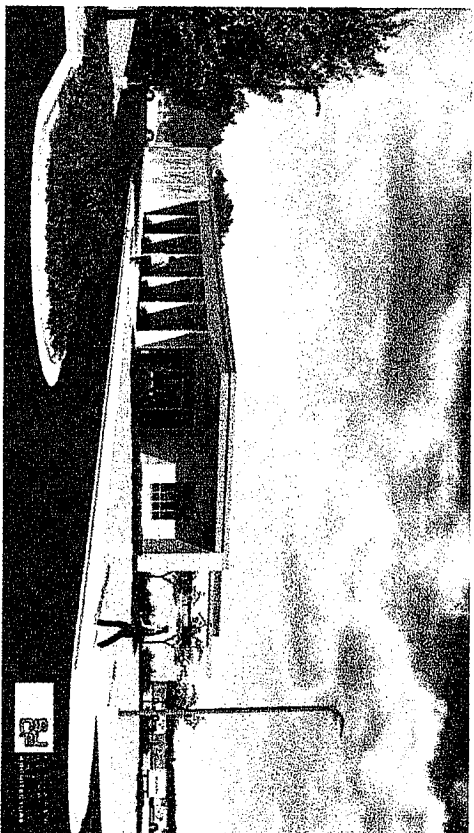


Goodnow Hall Entrance

Rowing Practice Building

The construction of the Women's Rowing Boathouse and Locker Room by Tuttle Creek Lake has helped Kansas State University become compliant with Title IX requirements. The late fall, winter and early spring months are not conducive to being on the water in a rowing hull. To meet the year-round training needs, the Athletics department proposes building a rowing practice building on campus. This project is an amendment to the 2013 Capital Improvement Request. This 10,000 square foot building will cost \$2,000,000. No additional funds will be requested for the maintenance and operation of the building.

- *Legislative-authorization is required.*

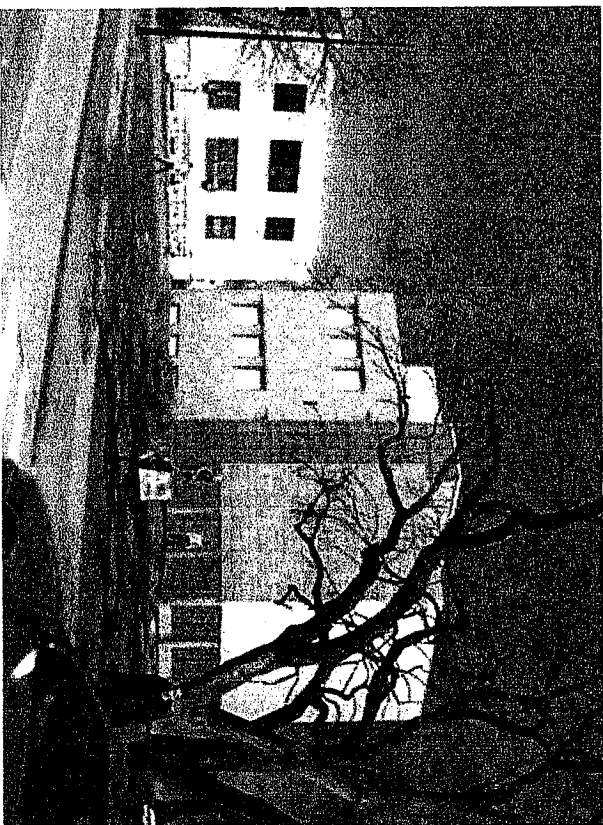


Southeast elevation of Rowing Practice Building

Cardwell Hall Addition

The Kansas State University Department of Physics has faculty members who conduct research in Atomic-Molecular-Optical (AMO) physics, Soft Matter physics, High Energy physics, Cosmology and Physics Education. Each of these programs has an established international reputation. The AMO and Soft Matter programs are at the level where they are conducting internationally recognized fundamental research in their respective areas and beginning collaborations across to the two sub-disciplines of physics. To aid the effort of these research groups, a 24,000 square foot, \$20,000,000 addition is planned for Cardwell Hall. This space will be dedicated to matter research. Included in the project are significant modifications and expansions to the existing research space in Cardwell Hall to encourage collaborative effort. The project is paid for with gift funds. No additional funds will be requested for the maintenance and operation of the building.

- *Legislative-authorization is required.*

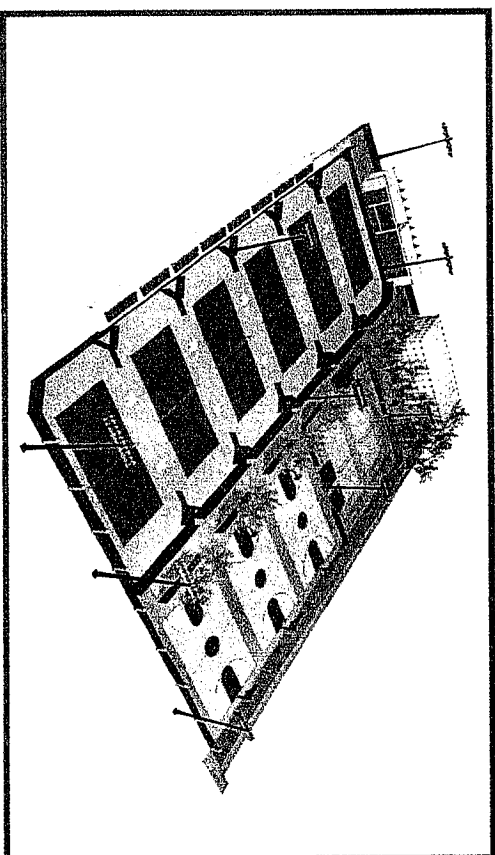


Cardwell Hall Addition Southwest View

Tennis Court Reconstruction

The Kansas State University Athletic Department and Department of Intercollegiate Athletics is demolishing and reconstructing the existing tennis courts. This work will address the fact that time and the freeze/thaw cycles have introduced cracks and uneven surfaces to the playing field. These courts are used by the Women's Tennis Team for practice. The student body also uses these courts. This 2.8 million dollar project is funded by Athletic revenue and student fees and will be Title IX compliant. This project is an amendment to the 2013 Capital Improvement request. No additional funds will be requested for the maintenance and operation of the facility.

- *Legislative-authorization is required.*

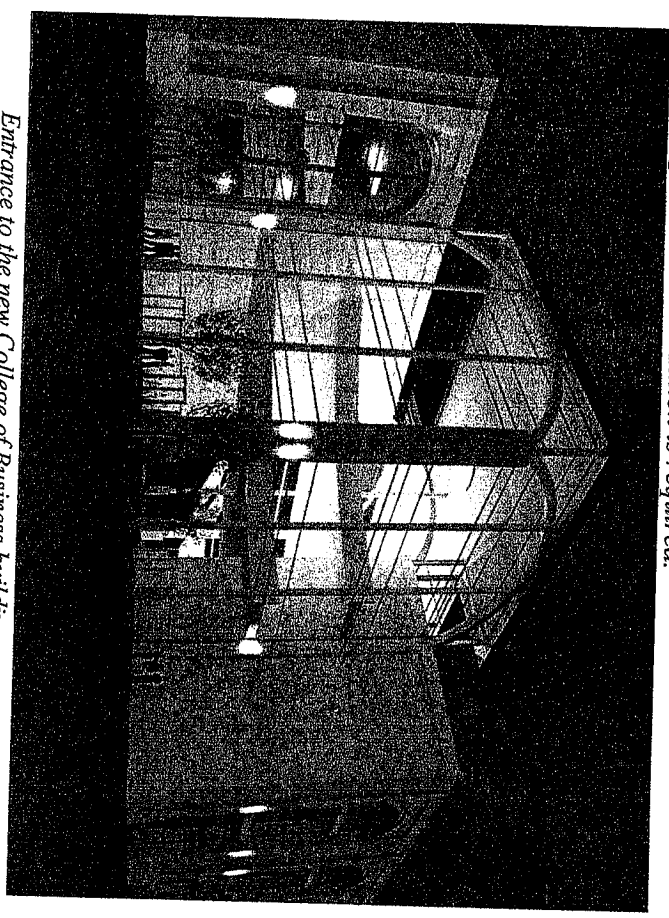


Tennis Court Rendering

College of Business Building

The College of Business is lacking office space for instructors and classrooms in Calvin Hall. To meet the current and future needs of the program, the College of Business has proposed building a new facility. The College of Business building consists of 120,000 square feet and will contain offices, classrooms, and computing labs. This project is expected to cost \$50,000,000 will be raised through private donations. No additional funds will be requested for the maintenance and operation of the building.

- *Legislative-authorization is required.*

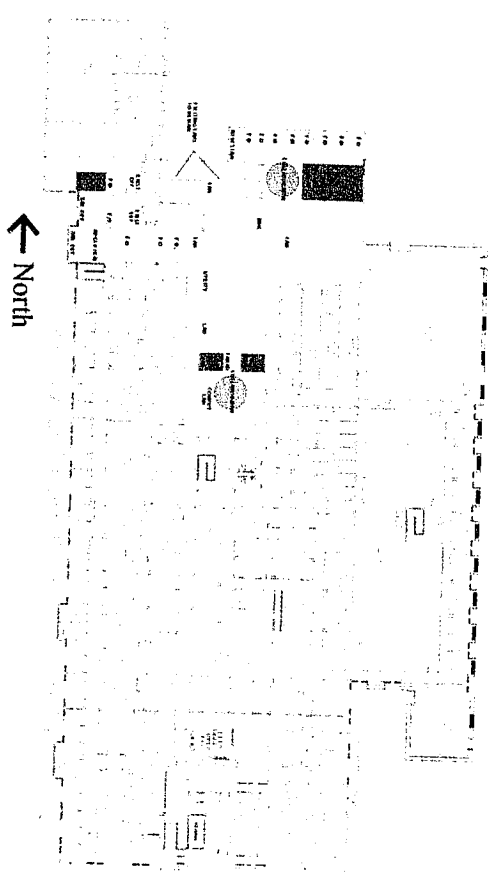


Entrance to the new College of Business building

Institute of Comparative Computational Medicine Nanotechnology Innovation Center

The Department of Anatomy and Physiology in the College of Veterinary Medicine are renovating a 15,366 sf area of Mosier Hall that will cost \$8,000,000. The renovation will house research for mathematical modeling and practical applications of new forms of medicine. It will also develop methods for reducing chemical residues in food animals. This project is funded through State of Kansas Budget allocations and university resources. No additional funds will be requested for the maintenance and operation of the building.

- *Legislative-authorization is required.*



Renovation Plan for Institute of Comparative Computational Medicine Nanotechnology Innovation Center

