

**Compiled University Responses to Deferred Maintenance Question
from Dec 1, 2020 Legislative Budget Committee meeting**

Below are compiled responses to the question posed at the Board of Regents Deferred Maintenance Study presentation by Chad Bristow on December 1, 2020 in Legislative Budget Committee. The question answered was: "What is the plan by the universities for those buildings that rated a "D" or "F" from page 11 of the power point presentation?"

The answers provided by the universities are as follows:

University of Kansas

The University of Kansas acknowledges that of the 71 buildings surveyed, the 90% FCI on four of the buildings is in a "D" grade range with one being graded as an "F". With the resources available, we have maintained 21% of these facilities to an "A" grade rating with another 30% at a "B" grade rating. We are highly concerned that 41% of our buildings surveyed for this report only are rated as a "C" grade with over \$195M in associated deferred maintenance costs.

The plan for the "D" and "F" graded buildings is:

Botany Greenhouse (F) – This facility is our primary research greenhouse facility in our west campus research circle. The primary needs of this facility are upgrades to its perimeter fin tube heating system and associated boilers. This work will be prioritized with the infrastructure needs of other facilities.

Entomology Research Lab (D) – This building was included on a list of obsolete buildings provided to the Board of Regents in November 2019. The description at the time was... The Entomology Research Building is located at 1651 Crestline Drive on the University of Kansas, Lawrence Campus. Over the years the building has housed a variety of entomology related research functions. The desire to raze this structure has to do with issues of asbestos containing materials, limited building use, building construction type and overall condition. The University will look at relocating the current building functions during the spring of 2021 and request Board of Regents approval to raze the facility. Contingent upon funding, demolition will occur in FY22.

Groundwater Treatment Facility (D) – This facility is located on property adjacent to the former Sunflower Army Ammunition Plant. The building and its function are part of an agreement with KDHE for the closure of a mixed waste burial site. The primary needs of this facility have to do with the current plumbing systems for both sanitation and domestic water systems. Of the nearly \$2M in current deferred maintenance costs \$1.5M are plumbing improvements. This work will be prioritized with the infrastructure needs of other facilities.

Pharmaceutical Chemistry Lab (D) – This building was included on a list of obsolete buildings provided to the Board of Regents in November 2019 and was approved for demolition by Board of Regents at their November 2019 meeting. Funding for the project design was from FY20 EBF funds with the funds to raze the building from FY21 EBF funds. The construction portion of the project is currently under contract and the asbestos abatement is 80% complete. Project completion will occur in early 2021.

Youngberg Hall (D) - The facility currently houses the administrative offices of our Center for Research. While being a D graded building with an FCI of .42, minor improvements will keep this facility viable for

its current use. Current improvements taking place are building access control and accessibility upgrades. Significant areas of work that need to be prioritized with the needs of other facilities include roofing and window replacements, HVAC improvements and an elevator renewal.

In addition to the above, the University of Kansas has a plan to remove additional building inventory. The plan includes the following facilities as submitted to KBOR in November 2019:

- Facilities Administration Building– Raze building.
- Life Sciences Building A – Sell property.
- Life Sciences Building B and C – Sell property.
- Oliver Residence Hall – Raze building.

This list of buildings is in addition to other obsolete facilities that have been removed from University building inventory over the past 5 years. Those buildings include:

- Burge Union – Razed 2016.
- Horejsi Family Athlete Center – Razed 2019.
- Lindley Hall Storage Building – Razed 2016.
- McCollum Residence Hall - Razed 2015.
- Oldfather Studios – Sold 2020.
- Stouffer Place Apartments – Razed 2016.
- Stouffer Place Bus Shelter – Razed 2016.

University of Kansas Medical Center

The Accruent survey identified 9 building in the “D” graded range. Those building are as follows:

Applegate Energy Center - Main energy plant with primarily new chillers. Needs to replace 3 large boilers in near future at a cost of \$800,000 each. Will be in operation indefinitely.

CDU – Occupied by clinical and research staff and faculty. Long term plan is to raze due to outdated equipment and poor layout of usable space. Possibility of selling to Health System in the next 10 years.

Miller - Health System partners occupy 2 floors for clinical operations and remainder of building used for departmental offices. Large single AHU for 5 story building has pasted its useful life. Proximity to Health Systems operations might lead to possible partnership between the University and Health System to modernize.

Olathe Pavilion – Health System occupies 1 floor of office space and remainder of building is used for education and departmental offices. Due to poor infrastructure it is recommended to eventually raze. The Health System’s need for additional space may lead to a joint venture to modernize or sell to them.

Orr-Major - Primarily educational space, located in the center of campus, including a new Anatomy Lab on the 4th floor. Needs major HVAC overhaul to keep building and aid with renovation.

Robinson – Primarily departmental office space. 4 story building with single penthouse AHU in need of replacement, along with all controls.

Smith East - Research labs with vivarium. It has outdated wet lab space and the AHU’s needs repair. Recommend razing or sell to Health System due to the proximity of building to their operations.

Smith West – Primarily dry research labs/office space. Outdated space with AHU in need of repair. Recommend razing or sell to Health System due to the proximity of building to their operations.

Wescoe C – Office building. Needs entire HVAC equipment and windows replaced with interior spaces updated. Attached to other buildings, will keep and renovate.

The EBF funds distributed to KUMC, are prioritized in the following way.

Every year the Facilities team identifies needs for all buildings through input from occupants, maintenance staff, and information from our work order system to evaluate what systems and or infrastructure items are to be given Capitol Project Funding, via the EBF source. This team meets every month to track progress on current, active projects and to add or delay any projects targeted because of changes in logistics. The use of buildings, the way it is connected to the central plant, travel paths between buildings, age and efficiency of electrical systems, HVAC systems, controls, etc. are all taken into consideration when deciding on investing significant amounts of money to the building.

We feel by having this additional data, and continued use, it will help us determine a better picture of which capitol projects or projects in general to target in the future. It is always a moving target, by way of programs change, keeping the rest of the building operating when work is being performed, etc.

Now with the Covid world, the look of the campus is going to be different. More people will be working remote, so the need for actual people on campus should decrease. This reduction can help determine the use of building and possibly demolition of those valued the least.”

Kansas State University

Kansas State University is reviewing the detailed information from the Kansas Board of Regents Accruent facility condition index study. The preliminary review showed that K-State Division of Facilities is doing a good job in maintaining newer infrastructure but is struggling to make progress with the accumulated deferred maintenance on the older buildings in the university system. K-State Division of Facilities staff has questions regarding several of the buildings identified in the study and are working with the consultants to resolve the questions.

Once K-State Division of Facilities has completed the review of the study and are confident of the results, the information will be shared with campus leadership for discussion on next steps. The campus will focus on how to address building infrastructure systems either through razing facilities or investing in renovations. The information collected in the Accruent facility condition index study will assist K-State Division of Facilities leadership in prioritizing the deficiencies in building systems. The information maintained in the Accruent data base will allow the University to prioritize the systems needing replacement in mission-critical buildings.

Emporia State University

According to Accruent’s assessment, Emporia State University has five buildings that are rated as a “D”. ESU has no “F” graded buildings. All of these buildings are small storage sheds or various buildings at our Ross Reservation location. Below is an explanation of the purpose of and plan for the buildings.

P.E. Storage Building – Football

This building is a 144 square foot storage building put into service in 1965 that houses various football practice equipment. This storage unit is in adequate condition and can serve its intended purpose in its

current condition. Maintenance is performed as necessary to enable the continued use of a 55-year-old unit.

Ross Reservation Buildings B, C, E, F**

F.B. and Rena G. Ross Natural History Reservation is a 200-acre classroom-laboratory located approximately 15 miles northwest of the university campus in rural Lyon County. The site is predominately native and restored tallgrass prairie, shrub land, and woodland, including a stream, spring, ponds, and other habitats. Facilities include a classroom, lab space, a computer lab with DSL internet access, sleeping quarters, and a storm shelter.

A list is provided below of the size and purpose for these “D” assessed buildings. Although they may be rated at a lower conditions index, all four buildings are safe and able to perform their purpose without unnecessary expenditure of funds. The main reason these buildings are rated lower is their age.

Building Inventory Reference**	Size (square feet)	Date Entered Service	Purpose
B	176	1977	Storage for ecology equipment
C	864	1968	Metal building for maintenance and storage of small vehicles
E	120	1969	Lean-to garage for equipment trailer storage
F	304	1979	Storm shelter

According to Accruent’s assessment, it would require \$106,338 to bring these facilities to a 90% condition. Emporia State’s plan is to perform another assessment on the safety of these buildings and make any necessary corrections to ensure they are safe for our faculty, staff and students.

** - This lettering system is used for purposes of ESU’s building inventory and is not a reference to how the building grades were assigned.

Fort Hays State University

After a bit deeper review of the Accruent report, we begin to understand why we were surprised with the high FCI costs assigned to our campus, as compared to the other institutions. As we look at a slide which compares letter grades assigned to campus buildings, we actually find that FHSU has the second highest number of “A” rated buildings in the system, with 17. We have more “A” rated buildings than buildings rated “B”, “C”, or “D”, with no “F” ratings. The leading factor for our overall high FCI rating relates to one very large building. Cunningham Hall-Gross Coliseum is a 320,000 GSF facility. At 47 years old, this very large facility has a large projected renewal cost of \$46M.

Other FHSU buildings which have high renewal costs are Rarick and Forsyth. A renovation project at Rarick is currently underway. This renovation will renew over 50% of the 118,000 GSF facility. Forsyth Library, which accounts for 105,000 GSF, is currently planned to undergo a complete renovation beginning in 2023. The estimated budget is \$17M. Although Cunningham/Gross has a very high renewal rate, it should be noted that in more recent years, millions of dollars of improvements have taken place there including, but not limited to, complete replacement of under slab piping, all rest room and locker room plumbing/fixtures, corridor improvements, low slope roofing improvements and most recently a metal roof replacement of nearly \$1M.

Other campus buildings which received a D rating in addition to Cunningham Hall/Gross Coliseum and Forsyth Library included the following buildings.

Beach Hall (Sternberg Museum) Improvement work currently underway includes window replacements and flooring replacements. Future near-term work includes additional HVAC equipment replacement and roofing replacement.

Hog House (Gestation) This structure is one of three structures related to the swine unit. Work currently planned for all three structures includes heating and ventilation improvements, as well as interior wall panel replacements.

RU Brooks Service Building Improvement work currently planned includes roofing replacement and rest room improvements and floor finish improvements.

Well Houses A&B These two small structures only represent a combined square footage of 180 GSF. Today, they serve as storage for agricultural supplies. These structures are not considered to be of high value for further investment. Their continued use will be further evaluated.

Since the inception of the Educational Building Fund, FHSU has taken a more wholistic approach to building renewal. In other words, we try to annually distribute Rehabilitation and Repair funds across the campus for EBF eligible buildings, versus spending large sums in one particular area. Priorities always include the building envelopes, comprised of roofs, exterior walls and windows. Other priorities also include HVAC system components. If you look at any FHSU R&R list, it will always include those elements. Other campus wide priorities include campus electrical systems and the central heating plant, as well as, peak shaving electrical generators. Each year, the campus facilities group reviews the greatest needs and determines how to prioritize those renewals.

Pittsburg State University

After the first of the year, we will:

- Contract with a consultant to help us analyze the opportunities presented in these studies.
- Define specific steps we can take to respond to the opportunities.
- Build an addendum to our facilities master plan that incorporates a new vision for our facilities that includes:
 - Intentional efforts to reduce our footprint.
 - Relocation of some units/programs to free up space that can be taken offline and eventually razed.
 - Gain efficiencies through reduced need for maintenance and ongoing operational costs.