

**KANSAS BOARD OF REGENTS**

**February 2, 2007**

**8:30 a.m.**

**SPECIAL BOARD OF REGENTS MEETING  
BY TELEPHONE CONFERENCE CALL**

**2006-2007**

Nelson D. Galle, Chair

Christine Downey-Schmidt, Vice Chair

**STANDING COMMITTEES**

**Academic Affairs**

Donna Shank, Chair  
Janice DeBauge  
Christine Downey-Schmidt

**Fiscal Affairs and Audit Committee**

Jim Grier, Chair  
Frank Gaines  
Dan Lykins  
Janie Perkins

**CEO Assessment**

Dick Bond, Chair  
Christine Downey-Schmidt

**Retirement Plan**

Janie Perkins, Chair

**KANSAS BOARD OF REGENTS  
SPECIAL BOARD OF REGENTS MEETING/CONFERENCE CALL  
AGENDA**

**FRIDAY, FEBRUARY 2, 2007**

**CALL TO ORDER**

**Chairman Nelson D. Galle**

**1. REVIEW OF STATE UNIVERSITY DEFERRED MAINTENANCE PRIORITY  
PROJECTS LISTS**

**Summary and Staff Recommendation**

*Staff recommends approval of the priority lists from The University of Kansas, The University of Kansas Medical Center, Kansas State University, Wichita State University and Pittsburg State University. Staff recommends that the Board direct Emporia State University and Fort Hays State University revise their list of projects ensuring that the mission critical buildings identified in the study with significant problems are prioritized and the first projects funded.*

**Background**

President and CEO Reginald L. Robinson sent the following information in a January 19, 2007 Memorandum to the State University CEOs:

*As you realize, during its January meeting, the Board of Regents discussed a range of matters related to “next steps” in our continuing effort to secure state funding sufficient to address the state university deferred maintenance problems we have identified.*

*Among the most significant “next steps,” is the development of an initial deferred maintenance “project list.” This list, which will be compiled from individual campus lists, will be subject to Board approval, and will also serve to inform policy makers about the specific projects we will undertake on each of our campuses to address our most pressing maintenance needs if funding is made available.*

*During the January meeting, the Board considered issues surrounding the development of the campus project lists and unanimously adopted the following guidance for your use as you conduct this work.*

*First, consistent with our request for a “down payment” to begin to address these maintenance issues, the Board has directed the universities to develop lists that represent projects with a combined estimated cost of \$200 million.<sup>1</sup> Please submit these project lists to Eric King in the Board office by **Friday, January 26<sup>th</sup>**.*

*Further, each university has been allocated a portion of that \$200 million though the application of a formula that factors gross square footage, building age, and complexity of the physical plant.*

As you develop your project lists, please do so within the following parameters:

- This is a **deferred maintenance** initiative, **NOT** a **capital improvements** initiative. Thus, your project list should look much like a *Rehabilitation and Repair* project list, and not like a major capital improvements list.
- Proposed projects shall not provide for additional space requirements
- Proposed projects shall not reflect new program requirements
- Proposed projects shall not include exceptional levels of finish, equipment, etc.

Essentially, the Board expects the individual campus lists to capture each campus's most critical deferred maintenance priorities, and to reflect the deficiencies identified in the study that is the basis for the initiative. While recognizing the need for some flexibility as the deficiencies listed in the study get translated into a practical project list, the Board generally expects powerful alignment between those deficiencies and the project lists that are submitted.

Thank you for your continuing work on this critically important effort. Please let me know if you have questions.

<sup>1</sup> Assuming that \$200 million is made available as an initial "down-payment," the distribution of funds by campus would be as follows:

<i>The University of Kansas</i>	\$57,335,048
<i>The University of Kansas Medical Center</i>	21,901,034
<i>Kansas State University</i>	60,454,368
<i>Wichita State University</i>	20,613,643
<i>Emporia State University</i>	12,076,153
<i>Pittsburg State University</i>	13,804,102
<i>Fort Hays State University</i>	<u>13,815,651</u>
<b>Total</b>	<b>\$200,000,000</b>

**Discussion**

Responses were received from each of the campuses and assimilated into Attachment 1 - Deferred Maintenance Projects. This report describes in a narrative manner, initial work to be performed on each of the state university campuses. In addition to the narrative report, the state universities were asked to provide further breakdown of estimated costs to allow Board staff a better understanding of the scope of work anticipated.

The majority of campuses clearly understood the guidelines provided and generally focused their effort identifying worst component conditions in buildings serving the greatest number of students, faculty and staff. Regent Galle made a profound and accurate statement in the January Board meeting when he said "the deferred maintenance expenditures may very well be necessary for projects that will largely go unnoticed by the general public." The lists run the gamut from asbestos abatement to water main replacement.

Staff does have some concerns with the project lists from Emporia State University and Fort Hays State University. Specifically, the lists presented for both universities allocate the funding to very few buildings. Additionally, items of work are proposed in selected buildings that weren't identified in the campus building audits as having significant problems. At the same time, unsatisfactory and poor conditions related to building codes, HVAC deficiencies and so forth are not being addressed in other academic buildings.

**University of Kansas  
Lawrence Campus  
Deferred Maintenance Projects**

**1. Utility Tunnel Improvements** **\$8,800,000**

This project is a continuation of tunnel repair/replacement work first studied in 2000. An evaluation of approximately forty percent of the total campus utility tunnel system included all tunnel sections with visual signs of deterioration, water infiltration or other problems. Specific structural work and costs associated with utilities supported by the tunnel system have been identified and preliminary cost estimates have been completed.

These tunnel improvements are necessary to maintain the various state-owned utility systems routed through more than 16,000 feet of tunnel systems. The tunnel system is used to route steam and condensate piping from the central plant, portions of the campus electrical distribution system, communication cabling and other vital utility systems to approximately 50 buildings on the main campus.

Tunnel structures must be repaired in order to slow deterioration and minimize the possibility of major failures of tunnel segments with existing structural deficiencies, including wall and ceiling movements, cracks, offsets and spalling, water infiltration and deficient utility support components. To facilitate on-going maintenance, improvements addressing access and safety for individuals working on various systems distributed through the tunnels are also included.

**2. Wescoe Hall** **\$3,560,000**

This project will replace four air-handling units on the 2nd and 3rd floors which are original 1973 equipment which are deficient and at or beyond the serviceable life. Outside air intake will be reconfigured and distribution ductwork and volume control devices will be replaced to meet current code. Vertical shafts for ductwork and fire protection systems will be reworked to meet current code requirements; includes ceiling repair/replacement.

**3. Haworth Hall** **\$2,600,000**

This project replaces ten air handling units, controls, and chilled water piping in the original building, the 1971 and 1985 additions including Stewart Wing, and replaces the cooling tower in the original building. This project will also replace exhaust hoods and controls in the original building and additions and updates the fire alarm system.

**4. Malott Hall Improvements** **\$2,630,000**

This project will replace at least four 30-year old air handling units and their controls, as well as approximately 50 exhaust hoods of similar vintage to better control chemical fume concentrations in classrooms, laboratories, and office spaces. Where feasible the projects will incorporate heat recovery equipment to reduce energy use.

**5. Art and Design** **\$1,100,000**

This project replaces HVAC equipment including chilled water coils, controls, and variable frequency drives in the five main air handling units. The original foundry furnace will be replaced with an induction furnace and in the oldest areas of the facility existing steel framed single glazed windows will be abated and replaced.

**6. Murphy Hall** **\$4,460,000**

This project replaces HVAC components including the air handling units, building chiller, cooling tower and chilled water piping; replaces the electrical distribution system to branch panel boards; includes an emergency generator for life safety systems and repairs or replaces deficient elevator equipment.

- 7. Smissman Research Lab** **\$538,000**  
This project replaces the building HVAC system including air handling unit, heating hot water boiler and controls and existing deficient elevator equipment.
- 8. Lippincott Hall** **\$1,195,000**  
This project replaces HVAC and electrical systems components, an existing open gate elevator, the fire alarm and smoke detection system and includes abatement of hazardous materials. A generator will replace the central battery inverter system for the emergency lighting system.
- 9. Lindley Hall** **\$2,080,000**  
This project replaces HVAC equipment including air handling units, condensing units and terminal boxes, electrical panel boards and distribution, and includes plumbing improvements. Noncompliant transite and wood fume hoods will be abated and replaced. Repairs to the foundation and the below grade area way and replacing single glazed metal frame windows and exterior doors will also be completed.
- 10. Bailey Hall Improvements** **\$1,825,000**  
This project will repair and replace structural, HVAC/mechanical, electrical, and plumbing components; replace the existing elevator and improve the fire escape which requires structural modifications to correct code deficiencies.
- 11. Watson Library** **\$1,635,000**  
This project will repair or replace electrical and HVAC systems that are beyond their serviceable life including the building chiller, update the fire building alarm and include life/safety code required projects.
- 12. Learned Hall** **\$2,900,000**  
This project replaces HVAC air handling units, fan coils, chiller, chilled water piping, and controls; also replaces all the electrical panel boards and improves the fire alarm system.
- 13. Computer Services Facility Improvements** **\$1,360,000**  
This project will repair or replace computer room air conditioning (CRAC) units on the main machine room floor and equipment associated with four central air handling units. Electrical distribution for server racks, failing pedestals and floor panels will be replaced and fire alarm systems will be improved.
- 14. Storm Sewer Phase I** **\$550,000**  
This project replaces sections of deficient or failing storm sewers primarily north of Jayhawk Boulevard identified in a 1993 comprehensive study.
- 15. Dyche Hall** **\$1,395,000**  
This project replaces three HVAC air handling units, chilled water piping, controls and exhausts fans and includes asbestos abatement. Also includes replacing electrical panel boards and existing single glazed exterior windows.
- 16. Spencer Research Library** **\$1,644,000**  
This project replaces the main HVAC air handling unit and controls and includes improvements to the electrical, emergency lighting and fire alarm systems, and replaces existing deficient aluminum framed windows.
- 17. Spencer Art Museum** **\$970,000**  
This project replaces of two HVAC chillers and fire alarm system.
- 18. McCollum Laboratory** **\$295,000**  
This project abates asbestos, improves electrical, emergency lighting and fire alarm systems and replaces doors.
- 19. Nichols Hall** **\$1,680,000**

This project replaces HVAC components including four air handling units, chiller equipment, chilled water piping and controls, VAV boxes, fire protection and alarm system.

- 20. Water Line Improvements** **\$1,000,000**  
This project will replace deteriorated and undersized high pressure and low pressure water lines on main campus identified in a 1986 study.
- 21. Twente Hall** **\$1,190,000**  
This project replaces building HVAC air handling units, chilled water and steam piping, deteriorated ceilings and improves building plumbing.
- 22. Summerfield Hall** **\$1,850,000**  
This project replaces HVAC air handling and fan coil equipment, electrical switchgear and panel boards and aluminum framed single glazed windows.
- 23. Storm Sewer Improvements Phase II** **\$450,000**  
This project replaces additional sections of deficient or failing storm sewers identified in a 1993 comprehensive study primarily north of Jayhawk Boulevard.
- 24. Blake Hall** **\$1,160,000**  
This project replaces building chiller and air handling units, fire alarm system; repairs or replaces electrical systems and elevator and includes required ADA improvements.
- 25. Strong Hall** **\$2,740,000**  
This project replaces several dozen deficient package HVAC units with central air handling units, controls and piping, provides a generator for emergency power and replaces elevator equipment.
- 26. Stauffer-Flint Hall** **\$635,000**  
This project will repair or replace HVAC components, fire alarm system and equipment required for ADA compliance.
- 27. Power Plant Improvements** **\$958,000**  
This project replaces components of the major sub-systems of the boiler operation, piping systems, building electrical, lighting and emergency lighting and exterior windows; building ventilation and egress will be modified to improve safety.
- 28. Fraser Hall** **\$1,050,000**  
This project will replace the existing aluminum framed single glazed windows and repair existing elevators.
- 29. Robinson Gymnasium** **\$500,000**  
This project will replace deficient HVAC equipment including air handlers and air distribution in the facility.
- 30. Street Improvements** **\$1,700,000**  
This project will rebuild failing campus streets including subgrade stabilization and repaving of sections of Memorial Drive.
- 31. Sidewalks and Stairs** **\$300,000**  
This project will replace failing sections of campus stairs and sidewalks.
- 32. Moore Hall** **\$150,000**  
This project will replace the fire alarm system.

- 33. Burt Hall** **\$310,000**  
This project will install an ADA compliant elevator and replace the electrical system main switchgear.
- 34. Carruth-O'Leary Hall** **\$620,000**  
This project will replace deficient thru-wall air conditioning units, provide new electrical circuits, upgrade emergency lighting and replace the roof.
- 35. Anschutz Science Library** **\$200,000**  
This project will improve the fire alarm system to be code compliant.
- 36. Military Science** **\$700,000**  
This project will include abating lead paint and asbestos pipe insulation, replacing the electrical distribution system and installation of a ADA compliant three stop elevator and fire alarm system.
- 37. Oldfather Studio** **\$50,000**  
This project will replace the fire alarm system.
- 38. Watkins Home** **\$250,000**  
This project will replace the buildings outdated electrical system, window and thru-wall cooling units and original building steam radiators; patch and repair interior finishes.
- 39. Smith Hall** **\$200,000**  
This project will install an ADA compliant three stop elevator.
- 40. FO Main Building** **\$80,000**  
This project will replace the fire alarm system and replace obsolete emergency lighting.
- 41. 1043 Indiana** **\$25,048**  
This project will install a fire alarm system and replace obsolete emergency lighting.

**University of Kansas Medical Center  
Deferred Maintenance Projects**

- 1. Applegate Energy Center** **\$7,907,000**  
 This project will provide for three replacement 1250 ton chillers, three condenser water pumps and motors, and tower fans, motors, and gearboxes (#5,6,7), replacement of six transformers and four motor control centers, replacement of three emergency generators and overhaul of the three diesel engines, replacing boiler (# 4) with an energy efficient summer boiler, replace variable frequency drives on condenser water pumps (2,3,4,5,6,7), replace variable frequency drives for tower fans (2,3,4), replace free cooling heat exchanger. All of these projects will replace original equipment that is at or beyond its useful life.
- 2. Utility Distribution System** **\$2,215,000**  
 This project will provide for replacement of 40 building electrical transformers, all 13.8 high voltage cables from Applegate to the 40 transformers, all are at or beyond its useful life, replacement of all campus main condensate lines and all building condensate receivers. The project will eliminate recent major condensate failures, flooding equipment tunnels and the basement of the Hospital.
- 3. Delp D** **\$3,633,000**  
 This project will provide for the repair of all exterior and interior structural problems, removal of structural asbestos, roof replacement, replace main domestic hot/cold water risers and shut off valves, HVAC risers and shut off valves, replace the HVAC system.
- 4. Delp F** **\$1,815,000**  
 This project will provide for the roof replacement and the HVAC system.
- 5. Miller** **\$749,000**  
 This project will provide for the replacement of the roof and the HVAC system.
- 6. Olathe Pavilion** **\$1,376,000**  
 This project will provide for the replacement of the roof, windows, replace main domestic hot/cold water risers and shut off valves, HVAC risers and shut off valves, replacement of restrooms and the HVAC system.
- 7. Smith East** **\$254,000**  
 This project will provide for the replacement of the motor control centers and all electrical bus ducts.
- 8. Student Center** **\$862,000**  
 This project will provide for the replacement of all main domestic hot/cold water risers and shut off valves, HVAC risers and shut off valves and the HVAC system.
- 9. Wescoe C** **\$758,000**  
 This project will provide for the replacement of the roof, windows, motor control centers, all main domestic hot/cold water risers and shut off valves, HVAC risers and shut off valves and the HVAC system.
- 10. Wescoe B** **\$1,662,000**  
 This project will provide for the repair of interior and exterior structural issues, removal of structural asbestos, all main domestic hot/cold water risers and shut off valves, HVAC risers and shut off valves and the HVAC system.
- 11. Sudler** **\$1,215,000**  
 This project will provide for the replacement of the windows, the HVAC system and the fire alarm system.

**Kansas State University  
Deferred Maintenance Projects**

**1. Utilities/Infrastructure**

**& Power Plant Improvements (Phase 1)**

**\$18,400,000**

This project will replace the antiquated 4160 volt electrical system that serves the core of the central campus with a 12.5 kilovolt (kV) system (i.e., replace equipment in the "Frankenstein Room"). It will also replace deteriorated and leaking sections of 80-year old steam distribution lines located in underground steam tunnels. Finally, an inefficient 56-year old boiler will be replaced in the central power plant.

**2. Renovate Academic and Academic Support Space  
in Old Memorial Stadium**

**\$4,000,000**

This space is located beneath the east and west grandstands of the facility that had been used for athletics prior to 1965. The facility was constructed in 1921. (The total cost of this project is approximately \$10 million; remaining funds will come from interest earnings on tuition and other sources.)

This project will include the repair of deteriorated exterior walls, including stone replacement and tuckpointing as required. Interior walls will have asbestos removed and the plaster walls will be repaired. Approximately 45,000 square feet of roofing material will be replaced and repairs to deficient roof support structures will be made. The antiquated electrical distribution system will be replaced and new electrical devices and equipment furnished. Rusted hot and cold water supply systems and deteriorated drain pipes will be replaced to meet current code standards. HVAC systems will be upgraded to meet ASHRAE standards. Life safety features will be provided including physical changes to allow safe egress paths, fire alarm and fire sprinkler systems.

**3. Willard Hall**

**\$10,000,000**

This academic building was constructed in 1939. Its major building systems are outdated and there are safety/code compliance issues. This project will include stone replacement and tuckpointing of exterior walls and interior plaster wall repairs. Approximately 150,000 square feet of roofing material will be replaced and repairs to roof support structures will be made. Antiquated electrical wiring, devices and electrical equipment will be replaced. Deteriorated piping, supply and drain systems and condensate pumps located in the basement will be replaced. Existing deteriorated windows will be replaced with insulated, energy saving units. Asbestos floor tiles and ceilings will be abated. The failing floor structure will be repaired. HVAC systems will be repaired or replaced as required and an exhaust system will be provided that complies with ASHRAE and mechanical code standards. Life safety features will be provided including physical changes to allow safe egress paths, fire alarm and fire sprinkler systems.

**4. Seaton Court**

**\$3,000,000**

This 133-year old academic building is still in its original configuration and needs major repair and renovation to meet current safety and code compliance standards. This project will include the replacement of approximately 46,000 square feet of roofing and repairs to damaged structure as required. Rusted supply/drain water systems will be replaced to meet current plumbing standards. Original windows will be replaced with insulated, energy saving units. Asbestos will be abated from ceilings and HVAC systems will be repaired or replaced as required.

**5. Leisure Hall****\$3,600,000**

This building will be 100 years old next year. Its major systems are in need of significant upgrade. This project includes the removal of asbestos from walls and subsequent plaster repairs. Old electrical wiring, devices and equipment will be replaced. Restrooms will be upgraded with ADA and code compliant fixtures. The inadequate existing residential-grade elevator will be replaced with a code compliant commercial-grade elevator. Asbestos in floor tiles, ceilings and insulation will be abated along with lead-based paint. The HVAC system will be upgraded to ASHRAE mechanical code standards.

**6. Chemistry/Biochemistry Building****\$2,000,000**

The existing laboratory exhaust system does not provide adequate safety in the teaching and research areas. A new HVAC and exhaust system will be installed.

**7. Nichols Hall****\$3,000,000**

A fire almost destroyed this building in the late 1960s but it was reconstructed and it now houses two academic departments. The stone on this 1911 building has deteriorated and selective replacement is required at the exterior entrance walls from grade to the roof line. The roof is failing and approximately 74,000 square feet of replacement is required.

**8. Salina Hangar****\$2,000,000**

The large sliding doors on the airplane hangar have deteriorated and are in need of replacement. The doors are original to the hangar that was constructed more than fifty years ago. Additionally, the hangar's steel structural framing requires additional support and repair to meet building codes.

**9. McCain Hall****\$1,500,000**

This performance hall, teaching and rehearsal building requires a number of compliance upgrades including improvements to the building's structural system, fire alarm system improvements, ADA upgrades, and hazardous materials remediation in conjunction with the roof's structural repair. Additionally, the exterior limestone wall panels require tuckpointing and repair.

**10. Call Hall****\$2,000,000**

This 1963 structure no longer meets current needs for research and requires complete upgrades of the plumbing and HVAC systems to meet current building codes and ADA compliance. Asbestos insulation and lead-based paint will be abated and replaced with code compliant materials.

**11. Waters Hall****\$5,000,000**

The 600 large, deteriorated single pane windows in this 1923 building are original and need to be replaced with insulated, energy efficient units. The HVAC and exhaust systems are outdated and will be replaced with new systems per AHRAE and mechanical code standards.

**12. Agricultural Research Centers in Western Kansas****\$1,000,000**

The research laboratories and other facilities located on University-owned land near Hays, Colby and Garden City are in need of electrical, plumbing and HVAC improvements.

**13. Kedzie Hall****\$2,000,000**

The original 1897 building is in need of structural repairs to the north foundation wall and structural floor framing repairs on the second floor. The old electrical wiring, devices and equipment are in need of complete replacement. The plumbing supply/drain system needs to be replaced, and the HVAC system is in need of repairs/replacement.

**14. Ackert Hall - Phase 1**

**\$2,954,368**

This 1970 biological laboratory building does not meet safety standards. This first phase will include partial repair and replacement of outdated HVAC and exhaust systems per ASHRAE and mechanical code standards. This will be for the first three floors of a five story building. Additionally, the first phase will include partial replacement of electrical wires and all deficient electrical equipment and devices. This will be for the first three floors of a five story building.

**Wichita State University  
Deferred Maintenance Projects**

- 1. Ablah Library** **\$600,000**  
This project provides tuckpointing and waterproofing to the exterior walls; replaces exterior hot water piping; provides downspout connections to roof scuppers; establishes areas of rescue assistance; replaces floor coverings; replaces sewage ejection pumps, abates asbestos; and replaces entrance doors.
- 2. Ahlberg Hall** **\$666,000**  
This project provides replacement of exterior and interior doors; repair and upgrades electrical service; upgrades building elevators; establishes areas of rescue assistance; replaces floor coverings; replaces domestic hot water system and provides tuckpointing and waterproofing to exterior walls.
- 3. Blake Hall** **\$354,000**  
This project replaces exterior doors; replaces windows; waterproofs the basement; replaces the HVAC system; provides emergency lighting; and provides tuckpointing, waterproofing and painting to the exterior walls.
- 4. Brennan Hall 1** **\$402,000**  
This project provides tuckpointing and waterproofing to the exterior walls; replaces interior doors and hardware; upgrades lighting; establishes areas of rescue assistance; and replaces water and sewer lines in the building tunnel.
- 5. Central Energy Plant** **\$666,000**  
This project provides tuckpointing and waterproofing to the exterior walls; installs lighting protection; installs an elevator; upgrades electrical distribution and replaces the roof.
- 6. Clinton Hall** **\$1,164,000**  
This project replaces windows; rebuilds the north and south entrances/steps; upgrades the building elevator; replaces exterior and interior doors and hardware; establishes areas of rescue assistance; replaces floor coverings; replaces ceiling tiles; replaces main water service; and replaces direct buried hot and cold water lines.
- 7. Corbin Education Center** **\$90,000**  
The project includes partial roof replacements; and establishes areas of rescue assistance.
- 8. Devlin Hall** **\$90,000**  
The project establishes areas of rescue assistance and replaces floor coverings.
- 9. Duerksen Fine Arts Center** **\$3,240,000**  
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; provides smoke evacuation in Miller Concert Hall stage area; painting Miller Concert Hall; replacement of electrical distribution; abatement of asbestos throughout the building; replacement of sprinkler heads and replacement of ladder to upper roof deck.
- 10. Elliott Hall** **\$114,000**  
The project replaces the roof system.

- 11. Engineering Building** **\$750,000**  
The project includes replacement of HVAC system; abatement of asbestos; establishes areas of rescue assistance; and replaces exterior storefront and doors.
- 12. Fiske Hall** **\$336,000**  
The project includes repair of termite damage; replacement of the heating system; masonry waterproofing; insulating the attic; and rebuilding the entrance steps.
- 13. Gaddis Physical Plant** **\$186,000**  
The project includes upgrades of the fire alarm system; repairs to the HVAC system; and repairs to the roof system.
- 14. Geology Building** **\$502,000**  
The project includes replacement of the roof; rebuilding a brick screen wall; replacing lighting in the lecture hall; conducting a structural evaluation of masonry failures; replacing air handling units; improving acoustics in general classrooms; and tuckpointing and waterproofing exterior masonry.
- 15. Grace Wilkie Hall** **\$1,116,000**  
The project includes replacement of HVAC system; establishes areas of rescue assistance; replaces roof system; and replaces interior doors.
- 16. Henrion Hall** **\$498,000**  
The project includes upgrades to the electrical distribution system; upgrades HVAC system; provides a code required wall separation of kiln area; replaces exterior lighting; refurbishes existing restrooms; repairs exterior cornice work; and replaces floor coverings.
- 17. Heskett Center** **\$474,000**  
The project includes replacement of floor coverings; provides inter-line pool piping with PVC; replaces pool drainage pump; replaces glass in pool area; and replaces HVAC building controls.
- 18. Hubbard Hall** **\$1,380,000**  
The project includes upgrade of building elevators; abatement of asbestos; lecture hall seating replacement; establishes areas of rescue assistance; replaces stairwell railings; replaces exterior doors and hardware; and replaces domestic water booster pump.
- 19. Intensive English Language Center** **\$12,000**  
The project establishes areas of rescue assistance.
- 20. Jabara Hall** **\$606,000**  
The project establishes areas of rescue assistance; replaces domestic water booster pump; and replaces emergency generator.
- 21. Jardine Hall** **\$420,000**  
The project includes elevator upgrades; establishes areas of rescue assistance; asbestos abatement; window replacement; roof replacement; tuckpointing and waterproofing.
- 22. Lindquist Hall** **\$510,000**  
The project includes upgrade of building elevators; replacement of domestic water booster pumps; establishes areas of rescue assistance; tuckpointing and waterproofing; and replacement of doors to stair towers.

- 23. McKinley Hall** **\$162,000**  
The project includes roof replacement; and tuckpointing and waterproofing.
- 24. McKnight Art Center** **\$690,000**  
The project includes upgrade of building elevators; masonry waterproofing; replacement of interior doors; establishes areas of rescue assistance; asbestos abatement; repairs to elevated pedestrian walkway; and replacement of HVAC building controls.
- 25. Metropolitan Complex** **\$582,000**  
The project includes replacement of exterior doors; upgrading emergency lighting; providing emergency generator; and caulking, painting and waterproofing of building exterior.
- 26. Morrison Hall** **\$300,000**  
The project includes replacement of entrance doors; provides emergency generator and upgrades emergency lighting; establishes areas of rescue assistance; roof replacement; and replacement of ladder to clock tower.
- 27. National Institute for Aviation Research** **\$354,000**  
The project includes the replacement of floor coverings; establishes areas of rescue assistance; and replaces HVAC building controls.
- 28. Neff Hall** **\$36,000**  
The project includes tuckpointing and waterproofing.
- 29. Police Building** **\$36,000**  
The project includes replacement of the HVAC system.
- 30. Visual Communications Building** **\$192,000**  
The project includes upgrades to the main electrical service; replacement of the HVAC system; and replacement of exterior metal siding.
- 31. Wallace Hall** **\$780,000**  
The project includes replacement of the roof; upgrades of building elevators; establishes areas of rescue assistance; asbestos abatement; accessibility to front of lecture hall; masonry repair and restoration; upgrade electrical service; and upgrade HVAC system.
- 32. Wiedemann Hall** **\$120,000**  
The project includes restoration of water damaged walls; accessibility to front of auditorium and adjacent spaces.
- 33. Wilner Auditorium** **\$666,000**  
The project includes abatement of lead and asbestos; establishes areas of rescue assistance; replaces HVAC system to auditorium area; repair smoke tower doors; replace auditorium seating; repairs and repainting interior auditorium walls; replace roof and repair termite damaged walls.
- 34. Infrastructure** **\$2,520,000**  
The project includes replacing direct buried steam and chilled water lines in the western portion of campus; and waterproofing of utility tunnel in vicinity of the Engineering Building and Ahlberg Hall.

**Emporia State University  
Deferred Maintenance Projects**

**1. William Allen White Library**

**\$3,600,000**

The project would bring mechanical and interior of White Library to current standards. The project would have as its priorities: (1) replacement of the HVAC system, including piping; (2) replacement of the original (1951 & 1972) electrical distribution system (for which parts are no longer available); replacement of plumbing; (3) replacement of original single pane windows for energy conservation; and (4) interior refinishing, principally focusing upon repair of areas interrupted by the mechanical upgrade and accessibility improvements. (Note: Other University Funds are likely to be used for a space analysis, given the University's ultimate desire to house the library, the School of Library and Information Management, and selected technology functions together. This project would **not** finance any addition to the library, which has been a long-term request of ESU.)

**2. Roosevelt Hall**

**\$2,284,000**

The project would have as its priorities: (1) engineering analysis of foundation and ultimate stabilization; (2) replacement of original (1953) HVAC plumbing and fan coil units; (3) replacement of plumbing; and (4) interior refinishing, principally repair of areas interrupted by the mechanical upgrade and/or accessibility improvements.

**3. Physical Education Building**

**\$3,970,000**

The project would have as priorities: (1) roof replacement; (2) replacement of original (1974) HVAC system; (3) update to plumbing and electrical systems; and (4) repair of interior areas damaged by water intrusion.

**4. Renovation of University Steam Tunnels**

**\$1,000,000**

The project would finance engineering analysis of the capabilities of utility tunnels, with remaining funds directed toward repair of tunnels in greatest need utilizing the engineering study.

**5. Renovation of Facilities Buildings**

**\$1,222,153**

The project would have as its priorities: (1) Powerhouse roof replacement; (2) update to campus-wide chilled water capacity, consistent with 2004 engineering analysis and (3) upgrade to HVAC and electrical systems.

**Deleted: White Library Mechanical, Electrical, Plumbing, and Interior Repair ¶**

\$3,600,000¶

The project would bring mechanical and interior of White Library to current standards. The project would have as its priorities: (1) replacement of the HVAC system, including piping; (2) replacement of the original (1951 & 1972) electrical distribution system (for which parts are no longer available); replacement of plumbing; (3) replacement of original single pane windows for energy conservation; and (4) interior refinishing, principally focusing upon repair of areas interrupted by the mechanical upgrade and accessibility improvements. (Note: Other University Funds are likely to be used for a space analysis, given the University's ultimate desire to house the library, the School of Library and Information Management, and selected technology functions together. This project would **not** finance any addition to the library, which has been a long-term request of ESU.)¶

**¶ Roosevelt Hall Foundation Repair, HVAC/ Plumbing Repairs and Interior Repair ¶**

\$2,284,000¶

The project would have as its priorities: (1) engineering analysis of foundation and ultimate stabilization; (2) replacement of original (1953) HVAC plumbing and fan coil units; (3) replacement of plumbing; and (4) interior refinishing, principally repair of areas interrupted by the mechanical upgrade and/or accessibility improvements.¶

**¶ Physical Education Building Re-Roofing, Mechanical, Electrical and Interior Repairs¶**

\$3,970,000¶

The project would have as priorities: (1) roof replacement; (2) replacement of original (1974) HVAC system; (3) update to plumbing and electrical systems; and (4) repair of interior areas damaged by water intrusion.¶

**¶ Renovation of University Steam Tunnels¶**

\$1,000,000¶

The project would finance engineering analysis of the capabilities of utility tunnels, with remaining funds directed toward repair of tunnels in greatest need utilizing the engineering study. ... [1]

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**Pittsburg State University  
Deferred Maintenance Projects**

- 1. McCray Hall** **\$ 1,900,000**  
This project will provide repair for exterior structural wall and foundation settlement problems, masonry tuck pointing, a new roof, new window and door systems, new heating, ventilation and air condition (HVAC) system, and electrical and plumbing upgrades to the distribution system.
- 2. Porter Hall** **\$ 2,300,000**  
This project will provide repair for exterior structural wall and foundation settlement problems, masonry tuck pointing, a new roof, new window and exterior door systems, new HVAC system, new lighting, and electrical system upgrade including a new main service.
- 3. Heckert Wells Hall** **\$ 2,575,000**  
This project will provide for the replacement of the roof, provide new main electrical switch gear and upgrade the electrical system, provide new domestic water piping, and a new HVAC system.
- 4. Grubbs Hall** **\$ 900,000**  
This project will provide for the repair of the foundation and floor slab settlement, replace the windows and doors, and replace the main electrical switch gear and upgrade the electrical system.
- 5. Utility Distribution System** **\$ 1,800,000**  
This project will provide for storm and sanitary sewer replacement and repairs for the main and support distribution lines also repairs and steam pipe replacement in all campus utility tunnels including structural repairs to collapsing tunnels.
- 6. Yates Hall** **\$ 1,050,000**  
This project will provide a new roof, new window and exterior door systems, new HVAC system, new electrical main service and distribution upgrades, and domestic plumbing piping repairs.
- 7. Weede Facility** **\$ 1,800,000**  
This project will provide foundation and settlement repairs along with structural repairs, new exterior metal wall panels, new roof, new window and door systems, and new electrical switch gear and distribution upgrade.
- 8. Whitesitt Hall** **\$ 1,000,000**  
This project will provide for exterior masonry wall repairs and tuck pointing, new roof, and new window and exterior door systems.
- 9. Kelce Center** **\$ 479,102**  
This project will provide for new windows and exterior door systems and new domestic water piping.

**Fort Hays State University  
Deferred Maintenance Projects**

**1. Picken Hall****\$4,700,000**

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.

**2. Utility & Infrastructure Improvements****\$6,400,000**

The project includes replacement of portions of 1920's tunnel segments and tunnel caps; upgrades to existing high voltage conductors, switches and transformers; replacement of portions of 50+ year old deteriorated concrete paving; replacement of aging street lighting though-out campus; replacement of aging segments of water mains and non-functional shut-off valves; and replacement of broken sections of clay tile sewer lines with new PVC lines.

**3. Akers Energy Center****\$1,040,000**

The project includes the replacement of three 39-year old boilers with new efficient fire tube boilers.

**4. Beach Hall Improvements****\$775,000**

The project includes the removal and replacement of insulation and roofing membrane on the monolithic dome; and installation of new exhaust and ventilation systems at the lower level research space.

**5. Forsyth Library Improvements****\$900,000**

The project includes removal and replacement of deteriorated acoustic tile systems throughout the facility; removal and replacement of deteriorated carpeting throughout the building; replacement of three aging air handling units; installation of a new fire suppression system at the lower level; repainting interior wall surfaces; and removal and replacement of deteriorated under-slab cast iron sanitary sewer lines.

**1. Authorize Possible KSU Land Transfer to Federal Government for Future National Bio and Agro-Defense Facility**

**Summary and Staff Recommendation**

*Kansas State University requests Board of Regents approval to seek authorization from the 2007 Legislature for permission to transfer to the federal government part or all of a tract of land located on the northeast corner of its Manhattan campus. KSU seeks this approval because it has been selected as a possible site for construction of a National Bio and Agro-Defense Facility. This \$450 million, state-of-the-art national laboratory is being commissioned by the Department of Homeland Security. In order to be considered, KSU must assure that this property would be made available to the federal government by securing passage of appropriate legislation by the 2007 Legislature. Staff recommends that the Board grant KSU authority to seek authorization from the Legislature.*

**Background (provided by KSU)**

Early last year, the Department of Homeland Security announced it was seeking a site for construction of a National Bio and Agro-Defense Facility (NBAF). NBAF is a \$450 million, state-of-the-art national laboratory being commissioned by the Department of Homeland Security to research and develop diagnostic capabilities for foreign animal and zoonotic diseases that can affect public health, animal health or the food supply. Kansas State University was one of a large number of entities throughout the nation to respond to this request for expression of interest proposals.

In December KSU received a letter from the Department of Homeland Security indicating that the KSU proposal was one of eighteen selected for further consideration. As Governor Sebelius indicated in her address to the 2007 Legislature, Kansas is fortunate to have two potential sites among the eighteen remaining-the other site being located in Leavenworth County. Kansas State University is coordinating its response to Homeland Security's request for additional information with the Heartland Bio-security Consortium, Kansas Biosciences Authority, the cities of Manhattan and Leavenworth, and other appropriate state/local officials.

The site identified in the KSU proposal is currently used by the College of Veterinary Medicine. A few animal containment facilities are located on the tract and would need to be relocated to other university-owned property should the KSU site be selected for the NBAF. No state appropriations will be requested to assist with that relocation effort.

The Department of Homeland Security has requested additional information about the KSU proposal. One of these questions dealt with assurance that the property would be made available to the federal government should the K-State site be selected. In clarifying the specificity of the information requested, it has been determined that since the KSU site is on state-owned land, KSU needs to quickly complete the following steps to respond to that question: (1) obtain Board of Regents approval to seek legislation authorizing the transfer and (2) secure passage of appropriate legislation by the 2007 Legislature. Should the KSU site be selected for the NBAF, the Board of Regents would need to approve transfer of the agreed upon parcel to the federal government via a quitclaim deed.

KSU's response must be submitted to Homeland Security before February 16, 2007, for the proposal to receive further consideration. The Department indicates that it will continue the site selection process following the submission of additional information from each of the selected entities and will schedule

site visits for all eighteen sites. Those site visits will begin later this spring. Upon completion of the site visits a small number of sites will be selected for further consideration. It is anticipated that the site for the NBAF will be determined sometime in October, 2008.

### **Legal Description**

**A TRACT OF LAND LOCATED IN GOVERNMENT LOT 4 AND 5, SECTION 7, TOWNSHIP 10 SOUTH, RANGE 8 EAST OF THE 6<sup>th</sup> P.M. IN RILEY COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 5; THENCE ALONG THE WEST LINE OF SAID GOVERNMENT LOT 5 N.0°55'16"W. 1331.74 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 5; THENCE ALONG THE NORTH LINE OF SAID GOVERNMENT LOTS 5 AND 4**

**N.89°18'16"E. 1923.25 FEET (N.89°18'16"E. BEING AN ASSUMED BEARING) TO THE NORTHWEST CORNER OF "K-STATE RESEARCH PARK, UNIT ONE", AN ADDITION TO THE CITY OF MANHATTAN, RILEY COUNTY, KANSAS; THENCE TRAVERSING ALONG THE WESTERLY LINES OF SAID "K-STATE RESEARCH PARK, UNIT ONE" THE FOLLOWING TWO COURSES:**

**1.) S.0°58'42"E. 820.15 FEET (SAID "K-STATE RESEARCH PARK, UNIT ONE: S.0°57'33"E. 820.00 FEET);**

**2.) S.51°17'18"E. 255.83 FEET (SAID K-STATE RESEARCH PARK, UNIT ONE: S.51°16'09"E.) TO THE NORTHWESTERLY CORNER OF THE "KANSAS STATE UNIVERSITY FOUNDATION" TRACT, AS DESCRIBED ON PAGES 862 & 863 OF BOOK 710 AT THE RILEY COUNTY REGISTER OF DEEDS;**

**THENCE TRAVERSING ALONG THE WESTERLY LINES OF SAID "KANSAS STATE UNIVERSITY FOUNDATION" TRACT THE FOLLOWING TWO COURSES:**

**1.) S.42°30'07"W. 367.56 FEET (SAID "KANSAS STATE UNIVERSITY FOUNDATION" TRACT: S.42°31'16"W.);**

**2.) S.2°02'05"W. 70.94 FEET (SAID "KANSAS STATE UNIVERSITY FOUNDATION" TRACT: S.2°03'14"W.) TO THE SOUTH LINE OF SAID GOVERNMENT LOT 4; THENCE ALONG THE SOUTH LINE OF GOVERNMENT LOTS 4 AND 5 S.88°59'09"W. 1864.77 FEET TO THE POINT OF BEGINNING, CONTAINING 59.288 ACRES.**

### **ADJOURNMENT**

**White Library Mechanical, Electrical, Plumbing, and Interior Repair**

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