



KANSAS BOARD OF REGENTS

AGENDA PLANNING MEETING
Fiscal Affairs and Audit Standing Committee
12:15 pm, Tuesday, January 28, 2025
[Link to Zoom Meeting](#) or
Phone: 669 444 9171
Meeting ID: 879 3420 5379
Passcode: 940 923

EXPECTED AGENDA ITEMS FOR FEBRUARY 12, 2025 BOARD MEETING

FACILITIES – FEBRUARY 12, 2025 – CONSENT AGENDA

1. Act on Request to Amend the FY 2025 Capital Improvement Project Plan and Approve Program Statement for Lied Biomedical Research Center Heating Hot Water System Replacement– KUMC

The University of Kansas Medical Center (KUMC) requests approval to amend the Fiscal Year 2025 capital improvement project plan and accept the program statement for the Lied Biomedical Research Heating Hot Water System Replacement project. The project budget has increased to \$2,103,245 due to inflation and a more thorough understanding of the project complexity, up from the \$1,600,000 previously approved by the Board. The project will be funded by the university's FY 2026 allocation of the Kansas Campus Restoration Act Fund. KUMC will procure professional design services utilizing the standard state selection process and intends to execute the project with the traditional state design-bid-build (DBB) procurement method.

Program statement is attached (Attachment A).

2. Act on Request to Approve Program Statement for Sudler MEP Infrastructure Renovation – KUMC

The University of Kansas Medical Center (KUMC) requests approval of the program statement for the Sudler Mechanical, Electrical, and Plumbing (MEP) Infrastructure Renovation project. The project will be funded by the university's FY 2026 allocation of the Kansas Campus Restoration Act Fund. KUMC will procure professional design services utilizing the standard state selection process and intends to execute the project with the traditional state design-bid-build (DBB) procurement method.

Program statement is attached (Attachment B).

★ LEADING HIGHER EDUCATION ★

3. Act on Request to Amend the FY 2025 Capital Improvement Plan and Approve Program Statement for Bioprocessing and Industrial Value Added Products (BIVAP) Innovation Center – KSU

Kansas State University (KSU) requests approval to amend the Fiscal Year 2025 capital improvement project plan and accept the program statement for renovations and additions to the Bioprocessing and Industrial Value Added Products (BIVAP) Innovation Center. In order to meet workforce needs of biomanufacturing firms and other industry partners, the project will create space for biomanufacturing training and education and industry partnerships. Laboratory space will contain a comprehensive biomanufacturing line that supports all phases of modern biomanufacturing processes and prepares students for immediate transfer to industry. University researchers and corporate partners will also use the space to develop pilot-scale production of diagnostic, therapeutic and preventative countermeasures for a broad range of emerging zoonotic diseases. The project will be completed in four phases.

Phase 1 of the project focuses on renovating a portion of the second floor to create a biomanufacturing core and training facility. The core facility will include ISO Class 5, 6 and 7 clean rooms for media preparation, production, quality control and equipment prep, as well as material intake and autoclaving spaces. Additional areas include labeling, packaging, product storage and clean corridors with airlocks. The renovation will also provide office, break, reception and training rooms, along with dedicated office space for management and record storage. The facility will meet NIH BSL2 and USDA clean room requirements with premanufactured clean room panels, epoxy flooring and secure, monitored access. The training room will be equipped with flexible furniture and mobile lab setups to simulate the production environment.

Phase 2 of the project involves an addition to the BIVAP building and renovations within the existing structure to expand research space and provide more storage for pilot plant equipment. The scope includes 10 flexible, assignable research labs designed for various uses, including biological and chemical research, and equipped for bench and floor-mounted equipment. A new dedicated HVAC unit will support these labs. The renovation also includes additional collaboration spaces, sterilization and glassware washing facilities and upgrades to private offices. Pilot plant upgrades will focus on improved dust control with the addition of two ante rooms, as well as expanded storage for equipment and consumables.

Phase 3 adds a two-story addition to the northwest corner of the existing BIVAP facility to create dedicated space for partnership research. The first floor will include a pilot-scale baking laboratory for proprietary use by industry partners with the possibility of core lab assignments based on partner needs. The second floor will offer flexible, assignable lab space aimed at supporting industry collaborations.

Phase 4 of the project will address existing deferred capital renewal and maintenance, including replacement of the roof, HVAC, elevator maintenance, and other building system items that have reached end of life.

The total estimated project cost range is \$26.5-\$30 million. At this time, \$7 million from university funds, federal grants and philanthropic gifts has been identified to support Phase 1. The university

will continue to seek additional funding to support the remaining phases of the project. KSU will procure professional design services utilizing the standard state selection process and intends to request authorization from the State Building Advisory Commission (SBAC) to use the state alternative delivery process and execute the project with the construction management at-risk (CMAR) procurement method.

Program statement is attached (Attachment C).

4. Act on Request to Amend the FY 2025 Capital Improvement Project Plan and Approve Program Statement for Kansas Forest Service/College of Agriculture Joint Facility – KSU

Kansas State University (KSU) requests approval to amend the Fiscal Year 2025 capital improvement project plan and accept the program statement for a new Kansas Forest Service/College of Agriculture joint facility. The proposed project would create a single joint-use facility to efficiently and economically address overlapping needs of the Kansas Forest Service (KFS) and the College of Agriculture. The facility would produce vehicles for community disaster response use, strengthen Kansas communities' fire preparedness and provide instructional space for academic and regional workforce development programs.

In the 1960s, the KFS began repurposing surplus federal vehicles and other equipment for rural Kansas fire departments. Vehicle repair shop space was reduced over time due to budget and staffing cuts, but an increased demand from rural Kansas fire departments has created a volume of work and need for additional mechanics that the current KFS facilities are unable to support. Additionally, the College of Agriculture lacks dedicated facilities for its agricultural technology and mechanics classes and currently utilizes classroom-lab spaces at high schools in communities surrounding Manhattan. This limits the college's ability to provide students with access to state-of-the-art agricultural technology equipment and materials.

The new 13,268 square foot facility would include a multipurpose classroom/lab, a mechanical lab with flexible space and individual welding stations, drive-through vehicle bays and lifts appropriately sized to accommodate modern military vehicles, code compliant battery storage and exhaust ventilation systems, indoor storage for donated fire equipment and shared office space.

The total estimated project cost is \$5 million and will be funded by K-State Research and Extension reserve funds and an Economic Adjustment Assistance grant from the U.S. Department of Commerce Economic Development Administration. KSU will procure professional design services utilizing the standard state selection process and intends to construct the project with the traditional state design-bid-build (DBB) procurement method.

Program statement is attached (Attachment D).

5. Act on Request to Raze Buildings at Beef Cattle Research Center- KSU

Kansas State University requests approval to raze the remaining 11 obsolete buildings on the Beef Cattle Research Center site, located north of the Manhattan campus near the intersection of College Avenue and Purcell Road. The Kansas Board of Regents approved K-State's request to construct the new Doug Laue Beef Cattle Research Center at the January 2025 meeting. The obsolete buildings will be razed from the existing site in advance of constructing the new research center at the same location. No environmental issues are anticipated. Following demolition, the existing space will be incorporated into the site package for the Doug Laue Beef Cattle Research Center. The total estimated cost of demolition is \$800,000 and will be funded by the College of Agriculture. KSU will utilize on-call professional design services and bid the demolition project using the traditional state design-bid-build (DBB) procurement method.

- **State building #36700-464*:** This 4,961 gross square foot mission critical metal building was constructed in 1968 and is used for feed processing. Its estimated FCI rating is 0.347 (letter grade C) and the deferred maintenance is \$524,750. The Kansas Board of Regents previously approved demolition of this mission critical building at the March 2022 meeting after the building was significantly damaged during a December 2021 windstorm. The building elevation was demolished, but the foundation still exists and will be removed with this project.
- **State building #36700-464A:** This 4,992 gross square foot mission critical metal barn was constructed in 1968 and is used as a metabolism barn. Its estimated FCI rating is 0.347 (letter grade C) and the deferred maintenance is \$400,770.
- **State building #36700-464B:** This 2,628 gross square foot mission critical metal shed was constructed in 1998 and is used as a commodities shed. Its estimated FCI rating is 0.347 (letter grade C) and the deferred maintenance is \$210,982.
- **State building #36700-464D:** This 3,300 gross square foot metal barn was constructed in 1970 and is used as a feeding barn. Its estimated FCI rating is 0.347 (letter grade C) and the deferred maintenance is \$253,403.
- **State building #36700-464E:** This 3,133 gross square foot metal barn was constructed in 1970 and is used as a feeding barn. Its estimated FCI rating is 0.347 (letter grade C) and the deferred maintenance is \$238,412.
- **State building #36700-464F:** This 3,411 gross square foot metal barn was constructed in 1970 and is used as a feeding barn. Its estimated FCI rating is 0.347 (letter grade C) and the deferred maintenance is \$259,567.
- **State building #36700-464G:** This 3,222 gross square foot metal barn was constructed in 1970 and is used as a feeding barn. Its estimated FCI rating is 0.347 (letter grade C) and the deferred maintenance is \$245,185.
- **State building #36700-464H:** This 1,152 gross square foot mission critical metal building was constructed in 2009 and is used as a processing facility and pharmacy. Its estimated FCI rating is 0.347 (letter grade C) and the deferred maintenance is \$121,853.
- **State building #36700-464I:** This 4,697 gross square foot metal structure was constructed in 1970 and is used as a feeding barn. Its estimated FCI rating is 0.347 (letter grade C) and the deferred maintenance is \$357,428.

- **State building #36700-464J:** This 4,975 gross square foot structure was constructed in 1970 and is used as a feeding barn. Its estimated FCI rating is 0.347 (letter grade C) and the deferred maintenance is \$378,583.
- **State building #36700-464K:** This 4,601 gross square foot metal structure was constructed in 1970 and is used as a feeding barn. Its estimated FCI rating is 0.347 (letter grade C) and the deferred maintenance is \$148,323.

Program statement is attached (Attachment E).

6. Act on Request to Amend Acceptance of Real Property – PSU

In September 2024, the Board approved Pittsburg State University’s (PSU) request to accept a gift of real property from the PSU Foundation. The approximately 7-acre property was comprised of two parcels located adjacent to campus and east of Tyler Research Center. The eastern portion of the site (Parcel 2) will be the location for construction of the new Kansas Bureau of Investigation (KBI) Pittsburg Regional Crime Center (to be planned and constructed by the KBI).

Since the original approval, a new opportunity has emerged which changes plans for the middle parcel (Parcel 1). This parcel will now remain owned by the City of Pittsburg, KS to be used for a manufacturing facility that will bring high quality jobs to Pittsburg. The company has ties to Pittsburg State University and research work conducted at the adjacent Tyler Research Center and Prove-Out Facility, and the University anticipates deeper connections with the company moving forward. As a result, the University requests the Board amend the previous approval for acceptance of only the 4.4 acre eastern parcel (Parcel 2).

Updated Abbreviated Boundary Descriptions

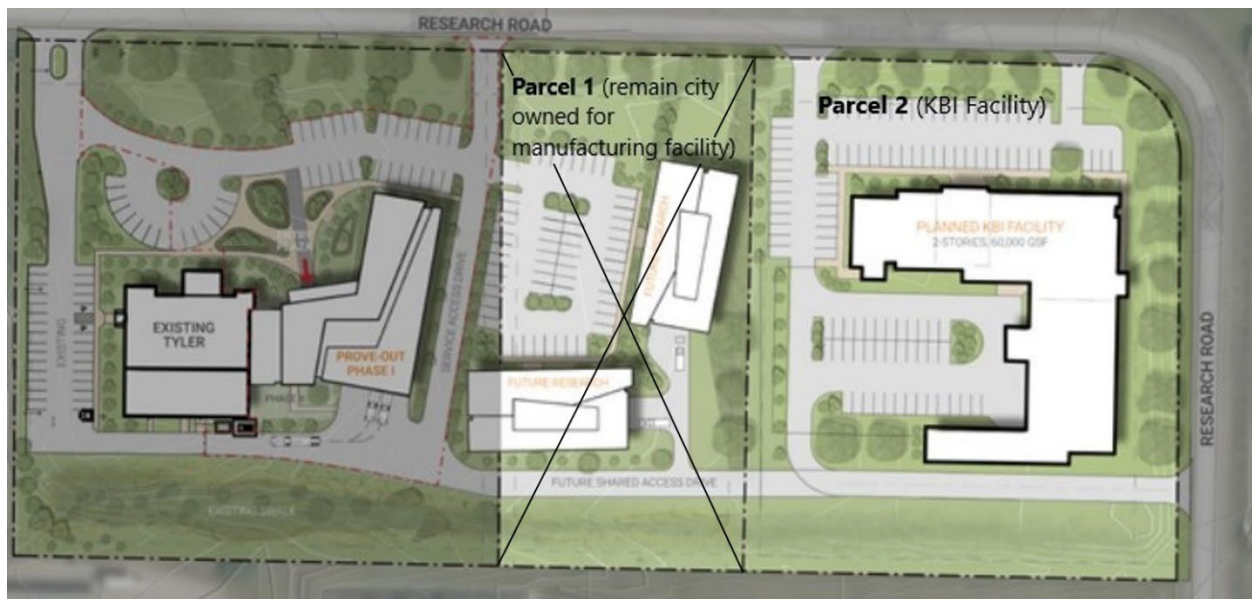
Parcel 1 (Approximately 2.6 acres.) – **parcel to remain City owned**

PTSBG RES&DEV PARK ADDITION, ACRES 2.6, E 236.61' LT 2, BLK 1

Parcel 2 (Approximately 4.4 acres) – parcel gifted to PSU for KBI site

PTSBG RES&DEV PARK ADDITION, BLOCK 1, Lot 3, ACRES 4.4

Updated Master Plan Concept



FAA COMMITTEE AGENDA

Next FAA Committee Meeting: Wednesday, February 12, 2025, 10:15 am
 Kansas Board of Regents' Office, Topeka

I. Old Business

- A. Approve minutes of January 15, 2025 committee meeting
- B. Follow up on issues raised during the January 28 teleconference call

II. New Business

- A. **FAA 25-04** Review State Universities' Annual Financial Reports, including Composite Financial Index and Current Year Budget Status Relative to Plan
- B. Review Board Agenda Items under Fiscal Affairs
- C. **FAA 25-09** Monitor Progress on State University Capital Renewal Initiative and Campus Restoration Act (standing item)
- D. **FAA 25-10** Review Audit Findings (standing item)

III. Other Committee Items of Consideration

Next meeting dates:

February 25 – 12:15pm, [Agenda Planning Conference Call](#)
March 12– 10:15 am [Committee Meeting](#), Board Office, Topeka

April 1 – 12:15pm, [Agenda Planning Conference Call](#)
April 16 – 10:15 am [Committee Meeting](#), Pittsburg State University

April 29 – 12:15pm, [Agenda Planning Conference Call](#)
May 14 – 10:15 am [Committee Meeting](#), Board Office, Topeka

May 27 – 12:15pm, [Agenda Planning Conference Call](#)
June 11 – 10:15 am [Committee Meeting](#), Board Office, Topeka