KANSAS BOARD OF REGENTS

1000 SW JACKSON • SUITE 520 • TOPEKA, KS 66612-1368

TELEPHONE – 785-296-3421
FAX – 785-296-0983
www.kansasregents.org

FOR IMMEDIATE RELEASE
September 12, 2007

STATE UNIVERSITIES BEGIN WORK ON VITAL MAINTENANCE PROJECTS

50 Projects Totaling $38 Million to Begin This Year

(TOPEKA) – Thanks to legislation approved and signed into law during the 2007 legislative session, the state's six universities have now initiated work on 50 vitally important building maintenance projects on campuses across the state.

"The Board certainly thanks the Legislature and the Governor for the vital higher education infrastructure funding made available through the passage of legislation during the 2007 session. This bi-partisan legislation advances an important partnership between the state and its public higher education institutions in order to preserve and strengthen one of the state's most valuable assets – its higher education infrastructure," said Regent Christine Downey-Schmidt, Chair of the Kansas Board of Regents. "This important down-payment allows the campuses to immediately get to work on critical maintenance projects that exist. The Legislature and the Governor deserve a sincere thank you for their recognition of and commitment to this important public policy issue."

House Bill 2237, a five-year higher education infrastructure funding plan, which was overwhelmingly approved by the Legislature and signed into law by the Governor, provides $90 million in direct state funds and approximately $44 million in retained interest earnings to the state's six universities. In addition, the legislation provides state-funded tax credits intended to generate up to $158 million in private contributions to the state's six universities, Washburn University, the 19 community colleges and five technical colleges. And, $100 million in interest-free bonding authority will be available to Washburn University, the 19 community colleges and five technical colleges.

<u>State-Owned Buildings:</u>

In June, the Board of Regents formally approved five-year maintenance project plans for each of the state universities. In August, the Legislature's Joint Committee on State Building Construction formally passed out the first year of these state university maintenance projects as "reviewed favorably." The Committee's formal review allows the state universities to begin work on their campuses.

"The members of the Joint Committee on State Building Construction should be applauded for their careful and thorough review of the state university maintenance projects recently presented to them," said Downey-Schmidt. "This committee was one of the first groups

to recognize the urgent maintenance needs on the state university campuses, and the Board looks forward to partnering with this committee to make sure that future maintenance dollars are allocated in the most efficient manner possible."

The amount of state university maintenance funding (tax credits excluded) made available and the number of projects initiated in the first year of the five-year maintenance plan are as follows:

Year 1 (FY 2008):	Projects	Funding
Emporia State University	7	$2,461,000
Fort Hays State University	7	$2,668,000
Kansas State University	6	$12,566,500
Pittsburg State University	5	$2,820,000
University of Kansas	3	$9,951,000
University of Kansas Medical Center	9	$3,634,500
Wichita State University	13	$4,254,000
TOTAL:	50	$38,355,000

In 2006, a comprehensive facilities audit indicated that a maintenance backlog of $727 million existed among the 567 state-owned buildings on the state university campuses. More specifically, of this overall total, the audit indicated that a $663 million maintenance backlog existed among the 429 buildings which are categorized as state-owned "mission critical" academic buildings.

For the state's six universities, the five-year maintenance plan will provide $90 million in direct state funding, approximately $44 million in retained interest earnings, and up to $118 million in private contributions generated by state-funded tax credits. If these separate funding mechanisms are fully realized, this legislation will allow the state universities to address approximately 38% of the $663 million maintenance backlog that currently exists among the 429 state-owned "mission critical" academic buildings on those campuses.

"As numerous legislators and the Governor noted at the conclusion of the 2007 legislative session, while the five-year plan represents an important first-step, a comprehensive solution that will adequately and ultimately solve this issue must still be identified. I applaud the Governor for already making the commitment to re-visit this important issue during the 2008 legislative session," added Downey-Schmidt. "The Board looks forward to a continued partnership with the Governor and the Legislature to make additional progress on this issue during the next session."

--30--

For more information contact
Kip Peterson, Director of Government Relations & Communications, at (785) 296-3421.

Visit the Kansas Board of Regents on the Web at www.kansasregents.org

STATE UNIVERSITY MAINTENANCE PROJECTS BEGINNING IN FY 2008 (Year 1)

EMPORIA STATE UNIVERSITY (7 Projects, $2,461,000):

Physical Education Building Roof Replacement ($1,000,000)
This is a project that will allow the replacement of the existing roof system which has failed and developed numerous leaks. A new roof system will stop the deterioration of interior finishes caused by these leaks.

William Allen White Library HVAC Repairs / Replacement ($230,000) **Multi-Year Project*
This is a project that will replace the entire existing HVAC supply and distribution system in the original 60 year-old building. This existing system is past its useful life and is grossly inadequate and extremely unreliable in its operations. Additional repairs and, if necessary, replacement of equipment in the 1970 addition will be determined in preliminary and final planning of this project.

William Allen White Library Electrical Repairs / Replacement ($410,000) **Multi-Year Project*
This is a project that will replace the entire existing electrical main distribution system and panels in the original 60 year-old building. This existing system is past its useful life and is inadequate. The inability to find or purchase replacement parts puts this building at risk for closure if a failure occurs. Branch circuits and panels will be evaluated for replacement depending on the condition found during destructive investigation.

Utility Tunnels Repairs / Replacement ($339,000) **Multi-Year Project*
This is a project that will repair and, if necessary, replace utility tunnel structure (including walls, beams, ceiling, and floor). It will remove all asbestos insulation and will be re-insulated with proper materials. It will replace deteriorated pipe/cabling supports and anchors. It will replace unreliable or non-operating utility main equipment (condensate pumps, valves, expansion devices, controls, ventilation, sensors, etc.). It will install water detection and drainage systems to prevent flooding and water damage due to main breaks and infiltration. The goal is to expand the life expectancy of the tunnel system for another 50 to 75 years and to provide a safe environment for workers inside these tunnels.

Roosevelt Hall Foundation Stabilization / Repairs ($272,000)
An engineering evaluation and study to determine the best method to stabilize the foundation will be completed and the recommendations will be implemented. Subsoil moisture will need to be controlled and evenly maintained to reduce movement under the building. Asbestos abatement will need to be completed to gain access to crawl space areas under the main floor and to make a structural analysis on interior structural pier systems.

Roosevelt Hall HVAC Repairs / Replacement ($175,000) **Multi-Year Project*
This is a project that will allow the repairs and, if necessary, the replacement of HVAC Rooftop Units, Supply/Return Air Systems and Controls. Individual room fan coil units will be replaced.

Roosevelt Hall Plumbing Repairs / Replacement ($35,000) **Multi-Year Project*
This is a project that will allow the repairs and, if necessary, the replacement of the hot/cold water main supply line systems, the main sewer lines from the building to the city main and miscellaneous branch systems.

FORT HAYS STATE UNIVERSITY (7 Projects, $2,668,000):

Picken Hall Improvements ($2,073,000) **Multi-Year Project*
This project provides for a series of interior improvements to Picken Hall which 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.

Utility Tunnel Replacement-Center of Quadrangle to Rarick Hall ($260,000)
This project provides for the removal and replacement of approximately 130 linear feet of deteriorating utility tunnel. This arched brick tunnel, dating to the 1920's, needs to be replaced with a larger tunnel which will accommodate a variety of utility systems and provide the necessary space to complete routine maintenance in a safe manner.

Sheridan Hall Roof Repairs ($70,000)
This project includes removal and replacement of deteriorated EPDM roofing membrane over the fly loft area and other low slope roofing along the north and east roof edges. Work includes removal of existing EPDM membrane, installation of new cover board and a fully adhered 60 mil EPDM roofing membrane.

Service Buildings Masonry Cleaning and Sealing ($90,000)
Service buildings including the Witt Building, Motor Pool and Grounds Building were constructed in 1960. Since their original construction 47 years ago, there has been no repair undertaken to the brick and limestone veneers. This project would include cleaning of all veneer surfaces, sealing of limestone veneers, miscellaneous tuck-pointing and replacement of broken and deteriorated coping stones.

Repaint Cunningham Hall Gyms 100, 101, 102 and 121 ($35,000)
Originally constructed in 1973, these gym walls are in need of repainting. All wall surfaces are to be repainted with a combination of epoxy paint at lower surfaces and latex paint at upper levels.

Felten-Start Theatre Seating Replacement ($90,000)
This project provides for the replacement of 316 existing auditorium seats with new units. This auditorium is used by the Department of Communications for both dramatic productions and classroom space.

Campus Exterior Graphics - Phase II ($50,000)
This project provides for the installation of new traffic, parking and way-finding signage throughout campus. Deteriorated signage and inconsistent signage will be replaced with new signage of consistent size and design. New way-finding signage will also be added at strategic locations across campus.

KANSAS STATE UNIVERSITY (6 Projects, $12,566,500):

Utility Infrastructure and Power Plant Improvements ($2,970,000) **Multi-Year Project*
This project addresses serious deficiencies in the electrical and steam distribution system. The antiquated 4160 volt electrical system (i.e. the "Frankenstein Room") that serves the core of the central campus is unstable and inefficient and must be replaced. Additionally, seriously deteriorated and leaking sections of the 80-year old steam distribution lines and an inefficient 56-year old boiler in the central power plant also are in urgent need of replacement. These electrical and steam system investments will significantly improve safety, efficiency and reliability. Reliable sources of steam and electricity are critical to Kansas State University.

Renovate Academic & Academic Support Spaces in Old Memorial Stadium ($2,340,000)
**Multi-Year Project*
This space is located beneath the east and west grandstands of the facility. It was used by athletics prior to 1965 but has been used for academic and academic support functions for the past 40 years. The project will stabilize exterior limestone walls, repair deteriorated interior walls, remove asbestos, repair the roof support structures, replace roof material, replace the original electrical and plumbing systems, bring the HVAC system up to code compliance and install fire and life safety system components. Memorial Stadium is centrally located on the campus. The structures and field are dedicated to K-State students who served in World War I. The repair of the Stadium will perpetuate the memory of the veterans while improving needed academic and academic support space.

Leasure Hall ($216,000) **Multi-Year Project*
Leasure Hall is a centrally located academic building. Built in 1908, it still has many original components. These include plaster walls, electrical wiring, plumbing and HVAC systems. These components are failing due to age and use. The elevator does not meet ADA requirements and only services two of the three floors. Leasure Hall also has the original asbestos insulation, floor tiles and lead-based paints. The presence of materials like asbestos insulation, asbestos floor tiles and lead based paints require attention. The plaster walls and other surfaces need to be replaced with fire rated materials. The aging elevator needs to be replaced with a current, code compliant commercial elevator that meets safety standards. The electrical, plumbing and HVAC systems need to be brought up to building code compliance.

Willard Hall ($5,100,000) **Multi-Year Project*
This academic and research building was constructed in 1939 and is centrally located on the main campus. Like many other aging structures at K-State, it has many basic problems. These include deteriorated interior and exterior walls; a roof and roof structure in need of replacement; aging electrical, plumbing, and HVAC systems that require replacement; windows, floors and ceiling that need repair; asbestos and other material that require abatement; and life safety and fire code compliance issues. The exterior walls need to be stabilized, the roof structure must be repaired and the roof material replaced. Many of the original plaster walls are cracked; the floor tiles and ceilings contain asbestos and require abatement. The deteriorated plumbing systems need to be repaired. The water pipes, sewer pipes and storm sewer pumps need to be replaced. The antiquated electrical wires and associated equipment must be replaced. The building's original windows have deteriorated and need to be replaced with insulated, energy saving units. The building fire alarm system needs to be upgraded and expanded and all three stair towers need to be made fire code compliant.

Seaton Court ($180,000) **Multi-Year Project*
This 133 year-old academic building is still in its original configuration. Seaton Court needs major repair to meet current safety and code compliance standards. The roof, plumbing systems, original windows, and original ceilings must be replaced and the HVAC system requires repair. The deteriorated roof structure requires immediate attention – rainwater leaks down the interior walls. The antiquated plumbing system needs to be replaced. The crushed and deteriorated drain, HVAC and plumbing pipes will be replaced to meet current code standards. The original windows do not maintain integrity and need to be replaced with insulated, energy saving units. The ceiling contains asbestos that must be removed. The deteriorated chilled and hot water piping for heating and cooling systems needs to be replaced.

Roofs and Other Projects (1,760,500)
A portion of the 5-year maintenance budget will be used for critical roof repairs to the academic portion of McCain and Calvin Hall. These repairs will prevent serious structural damage to these heavily used facilities. Additionally, heavily utilized classrooms and academic space in Justin, Call Hall and Kedzie Hall are in dire need of repair.

PITTSBURG STATE UNIVERSITY (5 Projects, $2,820,000):

McCray Hall ($2,070,000) **Multi-Year Project*
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, an air condition system, and electrical and plumbing upgrades to the distribution system.

Russ Hall ($150,000)
Provide masonry repair, restoration, and tuck pointing of the cornice and parapet around the top of the building.

Axe Library ($250,000)
Provide restoration and waterproofing of the exterior limestone panels and exterior wall repairs.

Heckert Wells and Weede ($150,000)
Replace electrical switch gear.

Steam Line Replacement ($200,000)
This project will replace the existing deteriorated steam line that bisects the Oval in the main part of the campus.

UNIVERSITY OF KANSAS (3 Projects, $9,951,000):

Utility Tunnel Improvements ($6,000,000) **Multi-Year Project*
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.

Wescoe Hall ($3,311,000) **Multi-Year Project*
This includes the $1,350,000 in tuition interest funding previously submitted to the Board of Regents for approval for FY 2008. This project will replace air-handling units on the 1st, 2nd and 3rd levels which are original 1973 equipment, deficient and at or beyond 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.

Haworth Hall ($640,000) **Multi-Year Project*
This project replaces up to 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 fill, piping and pumps in the original building; replaces deficient exhaust fume hoods; upgrades fire alarm to meet current code.

UNIVERSITY OF KANSAS MEDICAL CENTER (9 Projects, $3,634,500):

Campus Exterior Maintenance ($100,000)
Tuck Point Dykes Library, repair brick failures in Delp D/F, Engineer Murphy Courtyard ADA Concrete repair.

Campus Infrastructure Improvements ($45,000)
Replace the remaining campus condensate return pipe.

Wahl Hall East Basement AHU Replacement ($80,000)
Replace the AHU serving the Wahl Hall East Auditorium. The AHU is 45 years old, often has coil failures and continual problems controlling temperature. This room has been recently remodeled and with the added laptops for the first year medical students, a new AHU is required.

Mechanical Infrastructure - Wichita ($24,500)
Replace a 20 year-old cooling tower.

Applegate Motor Control Center ($100,000)
There are multiple 30 year-old Motor Control Centers in Applegate. This one operates the de-aerator pumps and motors, the boiler feed water pumps and motors for the boiler plant and the domestic water pumps and fire pumps for the entire campus.

Applegate Energy Center – Replace No. 5 & 6 Chillers ($2,235,000)
Chillers and associated equipment are 30 years old. This will replace the chillers, replace tower pumps, fans, motors, installation of fire alarm system, and provide a dedicated fire pump / domestic water pumps for the campus.

Applegate Energy Center – Replace motor control centers, transformers ($200,000)
These motor control centers and transformers are over 30 years old and provide electrical power and circuit control for the operation of these chillers, their motors and pumps.

Applegate Energy Center – Replace No. 4 boiler with summer boiler ($650,000)
Boiler No. 4 is currently inoperable due to excessive tube failure. The campus can comfortably operate on three full-sized boilers. The summer boiler will be 1/2 the steam capacity of the main boilers and will allow operation of the smaller summer boiler between May and October for steam. During winter operation it will also allow the university to ramp boilers up in smaller increments. Both will contribute to energy savings.

Applegate Energy Center – Install Plate / Frame Heat Exchanger ($200,000)
This is an energy saving project that will allow the campus to operate during the winter without running a 1000 ton chiller. The plate and frame utilizes the cooling tower to provide chilled water by the heat transfer that takes place in the plate and frame heat exchanger.

WICHITA STATE UNIVERSITY (13 Projects, $4,254,000):

Duerksen Fine Arts Center ($1,185,000) **Multi-Year Project*
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; painting Miller Concert Hall; replacement of electrical distribution; abatement of asbestos throughout the building; and replacement of sprinkler heads.

Engineering Building ($101,000) **Multi-Year Project*
The project includes replacement of HVAC system; and abatement of asbestos.

Grace Wilkie Hall ($70,000) **Multi-Year Project*
The project includes replacement of HVAC system; and replaces roof system.

Visual Communications Building ($120,000) **Multi-Year Project*
The project upgrades the main electrical service; replaces the HVAC system; and replaces exterior metal siding.

Wallace Hall ($220,000) **Multi-Year Project*
The project includes replacement of the roof; upgrades of building elevators; asbestos abatement; accessibility to front of lecture hall; masonry repair and restoration; upgrade electrical service; and upgrade HVAC system.

Ahlberg Hall ($300,000) **Multi-Year Project*
This project upgrades electrical service; upgrades building elevators; and replaces domestic hot water system.

McKnight Art Center ($450,000) **Multi-Year Project*
The project includes upgrade of building elevators; asbestos abatement; repairs to elevated pedestrian walkway; and replacement of HVAC building controls.

Central Energy Plant ($300,000) **Multi-Year Project*
This project installs lighting protection; upgrades electrical distribution and replaces the roof.

Lindquist Hall ($252,000) **Multi-Year Project*
The project includes upgrade of building elevators; and replacement of domestic water booster pumps.

Jardine Hall ($36,000) **Multi-Year Project*
The project includes elevator upgrades; and asbestos abatement.

Infrastructure ($680,000)
The project includes fire hydrant coverage improvements; and waterproofing of utility tunnel in vicinity of the Engineering Building and Ahlberg Hall.

Heskett Center ($300,000)
The project replaces HVAC building controls.

National Institute for Aviation Research ($240,000)
The project replaces HVAC building controls.