2002-04 Capital Budget Report

for

Kentucky Council on Postsecondary Education

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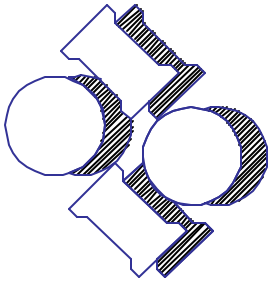

2002-04 CAPITAL BUDGET REPORT

SECTION I: EXECUTIVE SUMMARY

At the beginning of the report in Section II is a discussion of the primary recommendations as a result of the campus visits and a review of the capital projects submitted by each of the institutions. There is a large number of requests for new construction rather than renovation of existing space. If the highest institutional priorities are funded, the needed renovations are likely to suffer and will continue to grow in number for future biennia. This recommendation is for renovation or renewal to be considered in a separate category from one for new construction projects.

Maysville Community College Academic Building and Hazard Community College Lees Campus Library and Science Building are two facilities with similar problems of deterioration and possible structural damage from water forces. It is recommended that these two projects be given a higher priority for funding or be included in a special request for funding in order to quickly resolve the problems before they have major consequences.

Another recommendation is for the review of major renovations as a category separate from new construction to make a distinction for funding between projects for new construction and those that are for major renewal of existing facilities. The legislature can then distinguish between the two, providing funding as suits its purpose.

Recommendations of specific projects as a first and second priority at each institution are included in this section of the report. These recommendations were made following the campus site visits, interviews with institutional representatives and a brief look at existing facilities to be affected. In the case of new construction proposals, a look at the proposed site and review of the space program was completed. The value of each new construction project is dependent on institutional goals, potential service to the commonwealth, and funding priorities of the legislature and cannot be included as a part of this report.

Section III of the report covers the methodology for conducting this review. Only the top few (four to six) projects of a budget request were considered for this process in recognition of the state funding limitations. Criteria used in this process are discussed and include: project scope, institutional priorities, project status, condition of facility, feasibility or suitability, budget adequacy, site of project, parking and utilities, location of facility on the site, budget breakdown comparisons, historical value, environmental issues, and unique qualifications.

The next part of the report covers a discussion of the projects considered on each campus, some general comments on institutional goals for the project and a brief overview of the campus environment as observed while going from building to building to visit specific projects. It also includes some discussion of points considered and reasoning of the consultant in arriving at the projects to be recommended for first and second priority.

At the end of the report are some general comments, one of which includes consideration of a comprehensive review of the various campuses. Except for specific examples of buildings requiring attention, the campuses are in good condition. Only a few roofs were inspected and there is general improvement in the condition of those seen. Some concern is raised regarding the number of facilities and campuses being acquired in the state system and caution should be taken in investigating the condition and potential expense for renovation or maintenance that comes with these facilities. Water related problems on some campuses is also mentioned in this section.

SECTION II: RECOMMENDATIONS

1. As a result of campus visits this summer, it became apparent that most institutions have made new construction the highest priority for capital funds from the state. In view of the revenue shortfall that the State is experiencing, some needed major repair or renewal projects may not receive funding. Previous biennial capital reports have identified this problem and advised that deteriorated facilities, especially those with water related damage, will only become worse and cost more to correct. It is recommended that certain projects be funded by a maintenance and renewal fund or a special direct appropriation. Funding of special or emergency projects should also be a permanent part of the budget process to alleviate this type of conflict in future biennia or require institutions to assure adequate maintenance budgeting to prevent facilities from deteriorating to a point that special funding is necessary.

2. Two facilities that were reviewed during the campus visits have severe water damage. They are the Maysville Community College Academic Building and the Hazard Community College Lees Campus Library & Science Building. Water has damaged roofs at both buildings, flooded spaces inside, undermined foundations, destroyed face brick, destroyed insulation on the ductwork (exposed ducts located on the roof) and is causing mold growth inside the buildings. Both facilities are deficient in accessibility and life safety compliance. These two buildings were inspected during the previous capital budget review in 1997 (facilities inspections were not conducted in 1999) Both were recommended for repair or renovation at that time. There was little evidence that these problems have been addressed during the past four years. I recommend that refurbishing of these two facilities be given the highest priority for funding to halt this deterioration. Both facilities are heavily used by students, faculty, and staff and serve vital functions on the respective campuses. If not funded, the roof leaks may damage the interior finishes of the buildings and become an increasing nuisance to the occupants. Library collections will continue to be damaged by high humidity and possibly water from roof leaks or flooding. Exterior water will likely continue to damage the foundations with the possibility of undermining the footings leading to partial collapse of the buildings.

3. It is recommended that major renovation and capital renewal projects be considered for funding under a separate category than for new construction. In past reports, this has been the procedure. Because of continued placing of new construction in the highest priorities by the institutions, existing facilities do not receive funding at a level sufficient to maintain them in

quality condition. In many years, maintenance budgets are reduced to a level where adequate maintenance of facilities cannot be accomplished. Budgets are certain to be tight in 2002-04 and major repairs or renovations may be delayed resulting in a corresponding reduction in the quality and usability of space. Placing existing building projects in separate categories from proposed new construction will allow the CPE, the Governor, and the Legislature to differentiate between the two and place emphasis where they believe it should be.

4. As seen in the capital requests for the 2002-04 biennium, the scope of many projects has increased significantly with the increasing likelihood of budget over or under estimating. With many capital requests exceeding ten million dollars or even more, the miscalculation of the budget can result in significant errors without the benefit of a detailed space program. As suggested in previous reports, projects expected to cost more than eight million dollars should first be funded for architectural space programming to determine if all project desires can be met within a proposed project scope. If not, the proposed budget or space program can be adjusted and the budget request made more credible before presentation to the CPE and legislature. Therefore, it is recommended that CPE establish a policy of recommending funding the cost for this space programming in the current biennium with the expectation of additional design and construction funding after completion and identification of the programmed scope.

5. Following is a list of recommended projects by institution. These recommendations were developed following campus visits and interviews with institutional representatives and include information provided by the SYP-02 Forms. Institutionally established priorities were considered, but in some cases were superceded by what are thought to be projects of special need, requiring some immediate attention. More detailed information on each institutional request and priorities is included later in this report.

Recommendations

Eastern Kentucky University - First Priority - Business and Technology Center with a recommendation that Performing Arts Center portion of the project be moved to a future phase and the budget request reduced.

Second Priority - The Center for Renewal of Teachers and Schools (a renovation of Mattox Hall, Donovan and Donovan Annex into offices and classrooms) in order that these well maintained buildings are utilized to the fullest capacity.

KCTCS - First Priority - Includes two projects from the KCTCS System list, Maysville Community College Academic Building Renovation; and Hazard Community College Lees Campus Library/Science Building renovation. Both of the projects are in a rapidly declining condition with evidence of foundation erosion, severe water damage and/or flooding, and moisture related damages. Both are important structures on these campuses.

Second Priority - Ashland Technical College Regional Postsecondary Education Center.

Funding of this project will relieve crowding and replacement of outdated facilities at the Technical Center campus and at the same time provide economic development at the new East Industrial Park.

Third Priority - Owensboro Community College Advanced Technology Center. Construction will relieve a shortage of teaching and training space that will be realized as the Owensboro High School and other shared classrooms and class labs become unavailable for current uses. The local school district has notified both Owensboro Community and Technical Colleges and Western Kentucky University that space will no longer be available because of conflicting needs of the district.

Fourth Priority recommendation is Henderson Community College Tri-County Technical Center for the program requirements that are housed in leased space in remote and separated locations. The community college and technical college could function more efficiently and better meet these program demands in a new consolidated facility to be located on the community college campus.

Kentucky State University - First Priority - Hathaway Hall renovation is recommended as the first priority because it was authorized in the 2000-'02 biennial budget and program development has shown the funding to be inadequate for renovating the entire building. Because this is a major teaching and faculty office facility on campus, we are recommending it at a higher ranking than given by KSU.

Second Priority - Bradford Hall Business Wing expansion due to the project characteristics which will relieve space restrictions for the Business School and at the same time bring substantial improvements to the Auditorium and Theater.

Morehead State University - First Priority - Adron Doran University Center expansion phase II. This project has long been a priority for MoSU and will complete renovation of the existing facility and expand it. It will relieve space shortages in many student-related services and provide space for students to interact.

Second Priority - Camden-Carroll Library renovation and expansion due to the need to keep up to date and code compliant learning resource centers on campuses. New technology is required to take advantage of all resources available to students, faculty and the community in today's society.

Murray State University - First Priority - New Science Building Phase II is recommended because of the need for up to date science teaching facilities as well as faculty offices, research, etc. This project will speed the completion of this needed complex and the eventual demolition of the current outdated facilities.

Second Priority - New Breathitt Veterinary Center because of the limited facilities now available to meet the demand for animal diagnostic testing and teaching along with the

advantages offered by relocation of this facility to the Murray State University extended campus.

Northern Kentucky University - First Priority - Old Science Building renovation in order to prepare this facility for new instructional use when science teaching is moved to the new Natural Sciences Building. Several plumbing, electrical and heating, ventilating and air conditioning problems must be solved as a part of this project and oversized classrooms will be configured for more conventional classroom assignments.

Second Priority - Landrum Hall Structural Repairs Phase II. The original slab heaving problem in this building has already been corrected, but the problem has now shifted to areas previously unaffected or less affected. Similar problems have surfaced in other buildings and on the plaza. These problems need to be addressed and prevented to protect the state investment in facilities.

University of Kentucky and Lexington Community College - First Priority - Morgan Building Addition Part A. This project supports the university mission of excellence in research and instruction in the Biological Sciences Program which is experiencing increased enrollments.

Second Priority - Pharmacy Building expansion to meet the increased demand from students wishing to pursue pharmacy as a field of study, the excellent standing of this college and the demand for more pharmacists in this state.

University of Louisville - First Priority - Health Sciences Center Research Facilities Phase III which supports the institutional goal of excellence in research and the increased availability of NIH grants. The first phase has been completed and the second is under construction. This additional facility will assist the HSC in recruitment of additional research staff.

Second Priority - Natural Science Building renovation phase I to update laboratory facilities in this important teaching building. Laboratory use has changed over the years and labs need to meet the requirements of current technology and branch of science to be taught.

Western Kentucky University - First Priority - Science Campus renovation phase II. This project will continue the upgrading of this major teaching facility that was begun several years ago. Science labs, ventilation systems, air conditioning and plumbing systems don't meet current standards and level of technology expected in a university facility.

Second Priority - Owensboro Community College Advanced Technology Center. This is a joint project request along with the Owensboro Community College and will be shared with both programs to satisfy space requirements now provided through the local school

district. This will locate technical programs and postsecondary classes in the same facility within the community college campus resulting in program flexibility and opportunities for seamless education.

Third Priority - Schneider Hall renovation to continue as a residence hall, but for special scholars programs in math and science. The building is in good structural condition and has recently received a new roof. Space needs to be upgraded to accommodate the new intended use.

SECTION III: REVIEW METHODOLOGY

The methods for conducting this review were established in recognition of the likelihood that funding for capital projects will be limited, especially for large-scale new construction. Therefore, the consultant was directed to review only the highest project priorities for each institution and the KCTCS. The projects chosen for review were selected from the priorities as submitted by the institutions and were limited to the first six or eight listed capital projects. Although institutional representatives discussed other projects on their priority list, these projects were not identified as eligible for review and are not included in this report.

Most of the projects are divided into two major distinctions: renovations and new construction or major expansion of existing facilities. As a result, review procedures were tailored to each type. During each campus visit, renovations or expansion of existing facilities were reviewed by means of conferences with institutional representatives, including actual users of the facility, and a short review at the facility. New construction and major expansions were primarily discussed with institutional representatives since construction has not been started. When appropriate, we reviewed the space that now houses the existing program to be relocated to the proposed new space. If design services were previously authorized and drawings were available for review and discussion, additional project justification was gained. Information such as drawings enable a better judgement to be made concerning project feasibility, efficiency and usability.

REVIEW CRITERIA:

Criteria used to review the 2002-04 biennial budget are very similar to those employed in previous biennia. A partial list follows:

Project Scope. The Council on Postsecondary Education is charged with the responsibility to review capital projects with a scope of $400,000 or more.

Institutional priorities. Each biennium, institutions are required to submit a list of funding requests for capital construction, renewal and equipment in a priority format. Projects selected for review are from these lists, concentrating on those highest institutional priorities with a scope of $400,000 or more. The consultant was not asked to change institutional priorities. As mentioned above, only the highest priority projects on each list were chosen for review to concentrate on projects with the greatest potential to address institutional mission or

postsecondary education reform.

Project status. Current status of the project is another criteria employed in this review. Some projects reflect only a project request (such as new construction) with all available information being included on the capital project request Form SYP-02. Information received during discussions with institutional representatives is also included. Other projects are in some type of planning phase, a few having been authorized in the 1998 or 2000 legislative session for programming or planning. These projects will naturally have a more realistic budget than projects in the request only category. Some projects are proceeding through the design phase using institutional funds. Other requests are for additional funding for projects authorized in earlier biennia.

Condition. Major renovations projects are routinely visited during campus tours. This is important to determine first hand the current condition of a facility for which funding to upgrade is being requested. The building condition is the base line for the update and allows a determination of the effect code compliance will have on the overall project and the extent of other system improvements including mechanical, electrical, safety, communication, accessibility, and finishes. This inspection also permits the consultant to look for maintenance or repair items that may not be adequately covered by the proposed budget.

Feasibility or suitability of the proposed project. Cost of new construction or renovation is determined from general unit cost figures for similar construction. This could include information from services such as those provided by Means Construction Cost Data, recent construction projects for state government in Kentucky or from Internet cost estimating services. Therefore, the more information given on a project, the better the assessment of potential budget. If plans are in development for a new project, the cost can be reviewed more accurately. If an existing facility is to be renovated, upgraded or converted to a new use, a walk through of the facility gives a better understanding of the projected costs, the effect of code compliance and upgrades, and how feasible it may be to convert the facility to another use. An example is the conversion of Mattox Hall (a dormitory) to office/classrooms on the Eastern Kentucky University campus. Another example is the Business /Technology Center - Phase II at Eastern which if funded, will affect the six-year plan development of the Professional Teacher Education Center, changing it from new construction to a renovation of several existing buildings, thus affecting the cost of those projects. In other cases, a project may appear not to be feasible or likely to be underfunded. Those projects may be noted in the report as such with an appropriate recommendation.

Budget considerations/adequacy. Another criteria is the proposed budget breakdown as included on the capital project request Form SYP-02. This breakdown shows the overall project cost and other information such as design fees, equipment and furnishing costs, site acquisition or development prices, utility extensions, contingencies, etc. Inclusion of all these necessary parts of the budget is important to avoid shortfalls later in the project development. Without this information, it would not be possible to determine the feasibility for completion of the project.

Site of project. Existing building sites are assessed for any improvements needed for additional parking, accessibility for the disabled, service or maintenance vehicle access, drainage, etc. If an existing building is to have a major expansion, the site capacity and suitability is reviewed. For new construction, the criteria shifts to whether a site has been selected, and if so, the actual area of the property versus size of the proposed building, availability of utility services, traffic and pedestrian access, drainage, relation to other campus facilities, cost of development, etc.

Parking/utilities. As mentioned in the **Site Criteria**, parking availability or potential development and availability/capacity of site utilities to serve the new facility are important criteria in assessing the capital request for construction. If inadequate, the project budget must reflect the need to provide these improvements. Thus, a first hand look at the site or potential site serves as a check for possible budget problems and is necessary for a complete assessment of each project.

Location on site. As mentioned in the **Site Criteria**, the location of a building or building expansion is another point for consideration. There are many factors to be considered when locating a new building or major expansion. Sometimes the site is restricted and very few options for location are possible. In other projects, several options may be available with advantages and disadvantages for each. Institutional campus visits are intended to allow a review of these points and to ascertain whether the funding request has adequately addressed them or anticipates that they will be addressed during the project design.

Budget percentages. As mentioned in the **Budget Considerations/Adequacy Criteria**, the budget breakdown is reviewed to determine the amount or percentage devoted to peripheral items such as site development, code compliance, structural inadequacies, repairs, mechanical and electrical upgrades, etc., as compared to the planned usable floor space. Open areas such as atriums also are compared for impact on the usable floor space (and building space efficiency). This comparison allows a judgement to be made about the net gain in usable space with respect to the overall budget cost.

Historical significance. Some buildings that are to be improved have historical significance, placing certain restrictions on the project that have significant budget implications. Major expansions or modifications of these buildings may not be permitted under state or federal regulations. Sites for new construction may have structures with historical significance limiting the availability of portions of the site for new development.

Environmental. Another criteria of review is the environmental implications including both buildings and site. These include asbestos, PCB, lead, underground fuel storage tanks, flooding/retention and cemeteries. The presence of any of these has an impact on successful completion of a project. Flooding, drainage and retention of storm runoff is becoming more of a concern for new development. Several campuses have water problems that need solutions. Failure to address these problems when establishing the project budget will likely result in spending construction funds to correct the problem rather than spending the money to create assignable space.

Unique qualifications. Many requests for capital funding have special or unique qualifications that support the request. Items considered under this criteria include cultural advantages, educational opportunities, research and development, scientific advances, historical preservation and other societal benefits.

Eastern Kentucky University

Highest priority projects will support education, public services, faculty and staff fitness, maintenance of existing facilities, creation of facilities for an extended campus and conversion of existing space to new uses. The current capital expenditure plan includes provisions for new construction that would not be required if the Phase II of the Business/Technology Center is constructed. This project seems to provide opportunity to upgrade several other campus programs by a “domino” effect. It also has the benefits of consolidating resources of the College of Business and Technology in a single location and assisting the business community by the transfer of technology to workplace. It further has economic benefits for the local area by providing convention and performing arts facilities thereby fostering increased interaction between the community and campus. All these benefits together make it a worthy project.

Another recommended project is the Conversion of Mattox Hall to offices/classrooms. Sometime within the next biennium, the new Criminal Justice Physical Training Complex will be occupied and Mattox will no longer be used to house those receiving training at that facility. The need for housing on campus has changed and this dormitory facility will not be needed for its original purpose, but can reasonably be renovated to meet another need in the form of office and classroom space. The building has been well maintained and can be converted to this new use with modest cost.

Overall campus appearance is good with continuing attention to maintenance of buildings and campus features. However, the number four priority of the university is for $10,000,000 in maintenance projects which indicates a continuing need to maintain campus facilities and infrastructure.

Kentucky Community and Technical College System

Many of the proposed projects discussed with KCTCS representatives in the central office and on campuses are requests for new construction. In some cases, the new construction is proposed on new sites, remote from the present campus. The new Ashland Technical College and the Madisonville Community College Technology Building are examples.

Two projects requesting renovation funding stand out as unquestioned need. Maysville Community College Academic Building and Hazard Community College Lees Campus Library/Science Building are both buildings of 1960's vintage that have multiple signs of needed repair. Both have badly deteriorated roofs and both have exposed heating/AC ductwork on the

roof, creating and inviting roof leaks. Both have serious cracks in masonry walls and foundations. The upper floors and restrooms of both buildings are not ADA compliant for the disabled. The Lees Campus building has drainage and flooding problems, and the exterior brick facing at Maysville CC is spalling, cracking and falling from the building. Both of these facilities were inspected by this consultant four years ago and these same problems were reported. From current appearances, it appears that little has been done to repair these buildings.

Another notable project is the construction of the Tri-County Technology Center at Henderson Community College. Many of the technology programs offered at Henderson are located in leased space at locations away from the campus. Other programs have been requested by local employers which could be provided if suitable facilities were available. A central location properly equipped would bring more opportunities and educational options to students and reduce operational expenses.

Kentucky State University

Requests for this biennium are primarily renovation of several major buildings with expansion of the Student Center as the top priority. It was approved in the 1998-2000 biennium and included an expansion of the ballroom and meeting rooms. Those are now included in the current request because the cost of expansion was apparently not fully realized in phase I. Perhaps, if program funds had been provided for phase I, this problem could have been identified at that time.

Many other institutional requests were not authorized under previous funding cycles. Bradford Hall renovation and expansion is one of those, while Hathaway Hall renovation was funded at $3,796,000. Now, a second phase (phase II) is requested. Both have problems with age, changes in function, program demands that have increased, and original design flaws that are probably related to the construction budgets when they were built. Hathaway Hall phase I is now reported to be sufficient for renovation of approximately 38 percent of the building, again showing a lack of thorough preparation in the original request. Assuming enrollment statistics are accurate and program changes reflect the newly established goals of the university, these facilities should be brought up to standards and modified to accommodate the program revisions. Because it is a critical academic facility, renovation of Hathaway Hall should not be delayed. It should become the first priority and Bradford Hall the second priority. Bradford Hall renovation and expansion has the advantages of permitting the expansion of the Business Department and the upgrading of the auditorium and theater in the Fine Arts Department.

While some maintenance improvements to facilities were noted from the campus visit four years ago, these major facilities need renovation for better program utilization, modernization, code compliance, and the elimination of constraints as a result of the building age and configuration. The above three projects are justified in their highest priority ranking by the university.

Certain aspects of the campus facilities and grounds appear to be better maintained than in years past and roofs, landscaping, roads, walks, etc., are receiving more attention. Four years ago, there were more of these areas needing attention, but neither visit was a comprehensive

review, covering the entire campus. The campus visit also took place just as students were about to return for fall classes, the time of year when all facilities should be at the highest state of readiness for incoming students.

Morehead State University

As at other institutions, the projects listed by Morehead State University are carryovers from previous biennia. Renovation and expansion of the Student Center remains at the top of the priority list. Giving this project a high priority in consecutive biennia may be a recognition by the administration that student organization offices, public lounging areas and student services space is not meeting the expectations or needs for the size of the student body. Student usage requirements have changed over the years, but the configuration of the building has limited the ability to meet these changing requirements. This project will also make the center more usable by the community with new meeting spaces and recreational facilities. Included are expanded food services, bookstore, recreation, meeting rooms, offices, overnight accommodations and lobby or lounge areas. Renovation of the existing building is complemented by a proposed 50,000 square foot addition to the rear and one side of the ADUC. Several recent capital projects have been completed at the ADUC including a new roof, a new air conditioning chiller, and a fire alarm system. Completion of these upgrades permits more of the new funds to be used for space improvements. This project is recommended as the highest priority because it has many functions which are in need of immediate attention and they are directly related to the students. It would not meet those goals without an expansion to the current facility because of the need to increase square footage of most of the services and student organizations in relation to the size of the student body. Without expansion in response to demand for space, some functions would remain in inadequate space or have to be moved elsewhere. Space programming of the entire facility as a part of the previously approved phase I should identify the required total space for this building.

The MoSU/NASA Space - Science Center is a new request with some unique opportunities to bring increased scientific research and academic opportunities to eastern parts of the state. Programs to be accommodated include physics, pre-engineering, space technology, and other space-related fields of study. Students will be prepared to work in many new high-tech industries such as satellite telecommunications and provide opportunities in astrophysics. It will also bring many communication advantages to the entire campus by enabling greater electronic communication to outside areas via satellites. At 60,000 square feet, however, this new facility seems to be rather large for the intended use unless hard data is available for justification. The proposed site is limited to a hillside currently having married student housing. That housing complex will have to be torn down and the new facility built on this site with potentially expensive site development costs. However, it was explained that line of site to the satellite is required and the site for the satellite tracking antenna is atop a hill. Due to the economic and educational opportunities for this area of the state, the project should be a high priority, but with close scrutiny of the space program needs.

The Camden-Carroll Library renovation is an important project, needed to upgrade this facility

and increase its functionality by more efficient use of space and technology. The addition of 76,000 gross square feet is proposed to accommodate increases in stack space, bound books and periodicals, computer facilities, video and audio tutorial materials. Of that space, 46,500 square feet will be dedicated to student study space which will also be utilized by the community. While some code compliance issues will be addressed, major maintenance items such as sprinklers, fire alarm system, air conditioning chiller replacement, freight elevator replacement and exterior masonry repairs have already been completed, assuring that most of the budget can be dedicated to increasing and improving usable space. In view of service to students, faculty and the community, it should be a second priority project.

Those parts of the campus visited were very clean and in good condition. Students had returned and parking was scarce. The university has made parking available near campus according to the Master Plan.

Murray State University

New construction is proposed by this institution as the top priorities. On the main campus, the Blackburn Science Complex is old and would be very expensive to modernize. Therefore, the current proposal is for phase II of a new construction project to replace the existing facility followed by demolition of Blackburn when phase II of the new facility is completed. The cost of demolition is included in the $22 million requested for this project. A location for the new complex has been proposed and planning of phase I is underway. Because the Blackburn Science Building was constructed 53 years ago and laboratories and classrooms are very old and expensive to renovate, the construction of new space is a better investment of construction dollars. This project is logically the highest priority for the university.

Carr Health has been renovated and was nearly ready for occupancy at the time of our visit. This project had been requested for many years and is a needed improvement. Some facilities such as the swimming pool and Racer Arena did not get improved to the extent originally planned.

Replacement of the Breathitt Diagnostic Laboratory located in Hopkinsville is a new proposal. The services provided by this facility have changed over the years and instructional services along with testing for the public have placed new requirements on it. Construction at the Hopkinsville Industrial Development Park near the by-pass would solve the problems with this building, providing updated labs, the ability to share instructional space and improved parking. While the occupants can continue to use the facility as it exists, the increase in testing equipment and the space it occupies make it difficult to conduct lab work and a teaching environment. Additionally, the UPS (emergency electrical power for sensitive testing equipment) is at maximum capacity. An electrical outage could destroy tests that are underway. Hopkinsville Community College and the Christian County Vocational School have expressed an interest in the facility when vacated. Both agencies are now located across the road from Breathitt and want to expand into this building. The Diagnostic Lab can continue to operate in this facility for the time being, but the time required for planning and constructing a new facility for the

specialized functions of animal disease diagnosis as well as training students means that these functions will be restricted in their growth until a new facility is available for occupancy. If this project cannot be funded in the next biennium, it should be given high consideration in the next.

Northern Kentucky University

Renovation and upgrade of existing buildings including the Old Science Building, Student Center and repairs to Landrum Hall are projects which have been requested in previous biennia. The Science Building is being replaced by a new Natural Science Building and when completed, the old facility will be vacated and renovated for new functions. Renovation of the old building is required to accommodate new functions. However, NKU representatives feel that the expense of renovation to continue as a science building would have been much more than to renovate it for other uses such as Psychology, Physics, and general instructional use. Due to plumbing, electrical and HVAC problems within the building and the unusually large size of classrooms compared to the size typically required on campus, it is not deemed feasible to use the building for other purposes without major renovation. The 2000-02 legislative session authorized design funds for this renovation and consultants have determined the scope of this project will be more extensive than originally envisioned. A study by a space planning consultant was completed and will be used to determine how best to renovate the building. In order that the building be ready for new use and be out of service for as little time as possible, renovation of the Old Science Building should be the highest priority for this institution.

The renovation and expansion of the Student Center has long been a priority of the university to serve the students, especially the large commuting student population. The university has now determined that only a new facility will meet the needs of the students, faculty and staff. That conclusion came as a result of a consultant's study in 1995. It is true that the existing building is difficult to modify or expand as a consequence of the poured-in-place concrete construction. In consideration of that and the increasing student population, new construction tailored to current program requirements seems a logical and good solution. NKU representatives have stated the existing building will be utilized for student services and will continue to serve students directly.

Heaving of concrete slabs in some buildings and on the plaza have long been problems at NKU. Some repairs have been made (east wing last year), but this appears to be an ongoing problem (now worsening in the west wing) which creates safety hazards and detracts from the campus environment. One safety concern is the uplift on the first floor slab in Landrum could well cause underground water or sewer lines to rupture creating a need to evacuate the building until repairs could be made. Heaving also causes wall cracks, suspended ceilings which could partially collapse (including heavy light fixtures) and potential tripping hazards which are evident inside the building and on the plaza. Repairs have now been made both inside Landrum and on the plaza and NKU representatives now know how to deal with what seemingly is a continuing problem on this campus.

University of Louisville

Priorities for this campus are additional research space for genetic and molecular medicine, refurbishing of the Natural Science Building, and renovation of the Houchens Building for Student Services. The Houchens Building has problems with periodic flooding in the basement space and the roof is deteriorated. Flooding is likely a result of poor drainage and storm sewer capacity in this area. Some possible solutions include constructing a protective dike around the building, creating a sump with automatic pumps beside or inside the building, raising the lower levels above flooding levels or changing the occupancy for flooding spaces to a use not affected by flooding. As a part of any renovation, it is suggested that this problem be addressed and that the roof be replaced to eliminate water damage from leaks. The building will also likely require some cleaning to eliminate mold problems from walls, floors, ceilings and inside ventilating systems.

Renovation of the Natural Science Building is a carryover from previous biennia. It will primarily house the Mathematics and Physics Departments. Wet labs are not required for the current uses and therefore, old and outdated labs should be renovated. Interior finishes, mechanical and electrical systems, elevators, etc. are in need of modernization.

Research is a part of the Center for Excellence at UofL and construction of new research space represents phase III of this complex. The Master Plan for UofL Health Science Center shows all three buildings. One is now occupied and one is under construction. As we learned during the campus visits, research space must be constructed and available in order to recruit top level faculty and research personnel. Otherwise, the goal of excellence in this field of endeavor will not be met. The quality of space, functionality of the layout and equipping of the labs and support spaces in the phase I building (Delia Baxter Biomedical Research Building) seen during our tour is excellent. These labs are also flexible in design and meet contemporary standards for research labs, permitting adaptation to a wide variety of research programs and assuring their usefulness into the future.

Due to the importance of research as the mission of the University of Louisville, phase III of the HSC Research Facilities should be first priority, but not without consideration of the need for renovation of the Natural Sciences Building. The Natural Sciences Building renovation has the possibility of educating students today who might later be the research scientists working in the proposed research facilities. As stated above, this facility needs improvements to meet current educational standards. It should be a second priority if not a partner project with the HSC Research Facility.

Limited time prevented a thorough review of the campus, but it appears to be in good condition with the exception of the Reynolds Building which continues to deteriorate for lack of rehabilitation funds. If the building is left without repairs, it will require demolition in the near future.

University of Kentucky

Highest priority projects for the University of Kentucky include expansion of the Biological Sciences (Morgan) Building and Pharmacy Building, the first being to increase N.I.H. funding for research and the latter to increase the capacity of the school to enroll double the current number of students along with an increase in research space. New construction is also sought for the Gatton Complex to house the Business-Industry and Conference Center as well as the Martin School and Patterson School, a new Law School and Law Library, a new Gluck Equine Research Center and Architecture Building, a new Digital Technology - Computer Science Building and an expansion of the Lexington Community College. In consideration of the mission to become a top research institution in the future, the expansion of the Biological Sciences Building most directly supports that goal and is proposed to be the highest priority on campus. We support this conclusion.

Current requests include a new campus for the Lexington Community College consisting of a single new building of 70,000 gross square feet. It is requested in response to the increase in enrollment at the community college. The site has not been specified and may be on the University of Kentucky campus or at another site within or near Lexington. Several sites are under consideration. Program planning is underway using restricted funds.

The campus is in excellent condition except for the Administration Building which burned this year and is being prepared for a major reconstruction. Projects included in the budget request at a lower priority than new construction and major expansion projects indicate a large number of infrastructure improvement projects, many of which have been on the list for several biennia. It would appear that new construction and major expansions are exacting a toll on the ability to heat and cool facilities or to deliver those utility services to the buildings.

UK Medical Center

The only Medical Center project reviewed during the current period was the expansion of the Pharmacy Building. A shortage of pharmacists practicing in Kentucky and the number of applicants for this college has led to the desire to increase the student capacity by 50 percent. Additional teaching and lab space will be necessary as all current facilities are heavily utilized. While this is a highly justified project, it is secondary to the research mission and is therefore placed as second priority. However, the state should give a high level of funding consideration for this project to increase the number of professional pharmacists in the state.

Other Medical Center projects are included in the biennial budget request, but were not given a high enough priority by UK representatives to be included in this review.

Western Kentucky University

First priority for WKU campus is the continuing renovation of the Science Campus with a request for phase II which includes four buildings. The four are Thompson Center wing, Thompson

North, Science and Technology Hall and Snell Hall. The Science and Technology Hall is located across the street from Thompson Complex and is the former science building. Snell Hall is the remaining building from the Ogden Campus and although not of historical significance, has value to the campus and some supporters. It is located immediately behind Thompson and has been vacant for several years due to cracking walls and roof leaks. In previous biennia, the proposal for funding included the demolition of Science and Technology Building and Snell Hall, but because funding was restricted in the 2000 legislative session, the program was revised and now includes the renovation of the two buildings. Certain programs will be moved from current locations to better match program requirements with facilities limitations.

The fourth floor of Thompson has been renovated in the last two years to upgrade the chemical fume hood system and quality of laboratories. Air quality problems plague the rest of this building. The current request provides space for Computer Science and Physics and Astronomy in Thompson Complex North wing and Thompson Complex Center wing will be renovated to house Chemistry and Biology. This will provide the quality of space required for the Biology Program of Distinction and for Applied Research and Technology Programs of Distinction. The Mathematics Department will now be housed in the Science and Technology Building since it is not suitable for laboratory bench work. Other programs to be included in the renovation or new construction are Engineering, Public Health, and Environmental Science.

Another budget request is for renovation of Schneider Hall to continue as a residence hall, but in direct support of the Kentucky Academy for Math and Science, an early admission college program for advanced and motivated high school students. An addition to the structure is also proposed to add 24 double-occupancy rooms. The roof of the building was replaced several years ago, but the interior, windows, spaces for designated uses, heating and air conditioning, technology, etc. require improvements and renewal to meet the requirements for this new use.

Western Kentucky University also has included in the budget request a project to construct a Regional Postsecondary Education Center on the Owensboro Community College campus where WKU has offered undergraduate and graduate programs in education for many years. Space currently being used at Owensboro High School, technology schools and on the community college campus are being required for other demands and will not be available in the future. This project has also been included in the KCTCS system budget request.

GENERAL COMMENTS

In past reviews of facilities, the number of varied projects distributed throughout the campus have typically given the consultant an opportunity to gain a general idea of the condition of facilities and improvements on each campus visited and to compare that information with past experience. From that comparison, we could comment on the changing condition of a campus and determine the effect that previously funded projects were having on the overall stature of the campus. Because projects to be reviewed in this biennium were limited to the top few priorities on an institutional list, this was not possible. Comments included in the report are very general in nature, resulting from spot inspections, driving across campus, and from discussions with

institutional representatives. Since our work focused only on the highest institutional priorities, an extensive review of the campus did not take place. This change in approach, choosing not to review all project requests and major portions of each campus, should be reassessed. At least six years have passed without any comprehensive review of facility and infrastructure condition or assessment of overall improvement/deterioration. Perhaps it is time to consider another six-year comprehensive campus assessment.

From the limited time available to walk through a campus or to look at facilities, it does appear that all are in generally good condition. The fact that many projects requested for the next biennium are the same as past biennia is an indication that progress in developing each campus is a slow process. Apparently, available maintenance funds are being utilized effectively with only a few exceptions as noted elsewhere in this report. Several older facilities have been used and spot repaired over the years and now are at a point where major work will be required to meet current quality of space standards and to make them code compliant. In a few cases, the cost could exceed the value of the facility on a usable space basis. Those may be better to be demolished. Snell Hall at WKU, the Reynolds Building at UofL, Blackburn Science Building at MuSU and married student housing at MoSU are some examples. Roofs were not inspected as extensively as in past reviews, but it appears that most institutions have some type of replacement schedule and/or regular inspection service.

As reported four years ago, the number of extended and/or remote campuses is increasing. The creation of the KCTCS has aided in that process and “seamless education” is becoming a reality in much of the state. Institutions are sharing space, programs, faculty, and providing a range of educational opportunities to all areas of the state. However, as mentioned four years ago in a report similar to this, the number of facilities is increasing throughout the state creating a larger inventory of buildings, structures, site improvements and infrastructure to be maintained. In some cases, old buildings no longer used for the original function are being brought into the state maintenance pool and requiring considerable capital expenditure to enable them to be used for higher education or technical training. Some are purchased buildings such as former commercial buildings, some are donated for tax purposes, some are transferred from Local Education Authorities (school boards) and some are the result of private colleges or schools being absorbed by universities or the KCTCS. As a point of caution, it would be prudent for the Council on Postsecondary Education to have facilities experts review these facilities beforehand, make an assessment of condition and feasibility for the intended use and submit a report detailing where unexpected costs might arise. These reviewers could be a committee composed of physical plant employees from several universities or professional staff from outside consultants. It has also been noted that more leased space is being acquired and modifications are needed to make it suitable for the specific instructional or training purpose intended. The cost of these modifications should be assessed in relation to the intended length of time a lease is expected to entail.

A few roofs were inspected during this review process, namely at Maysville Community College, Hazard Community College Lees Campus Library/Science Building, LV Building at Jefferson Community College - Downtown and Kentucky State University Bradford Hall. The Young Hall

roof at KSU was inspected in summer of 2000 as a part of a special condition report. It is recommended that all roofs on each campus be inspected by an experienced person at least twice a year. A spring inspection will reveal damage done by the harsh winter weather and permit repairs to be made before damage to the roof insulation and roof deck can occur. The second annual inspection should be made in the fall after leaves have fallen from the trees to assure that leaves and debris (such as pine needles, moss, vegetation, etc.) have not clogged interior roof drains, gutters, down spouts, etc. Flashings and roof edge metal should be inspected for damage caused by expansion and contraction from hot summer days and cool evenings. Hail also can damage roofs. Most roof failures could be avoided and the life of the roof extended if these inspections were conducted twice a year.

Also as reported in previous reports, some campuses are experiencing problems with excessive water in the form of rapid runoff of rain, flooding, undermining of foundations, heaving of grade level concrete slabs, and inadequate storm sewers. Hydrology studies may be required to remedy these conditions with solutions implemented to prevent the repeated flood damage that has occurred in some campus buildings. Campuses reporting such damage include University of Kentucky, University of Louisville, Hazard Community College - Lees Campus, Northern Kentucky University and Prestonsburg Community College.

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