

**Capital Improvement Summary**  
**Kansas State University**  
**November 2013**



Prepared by  
Campus Planning & Facilities Management  
November 1, 2013

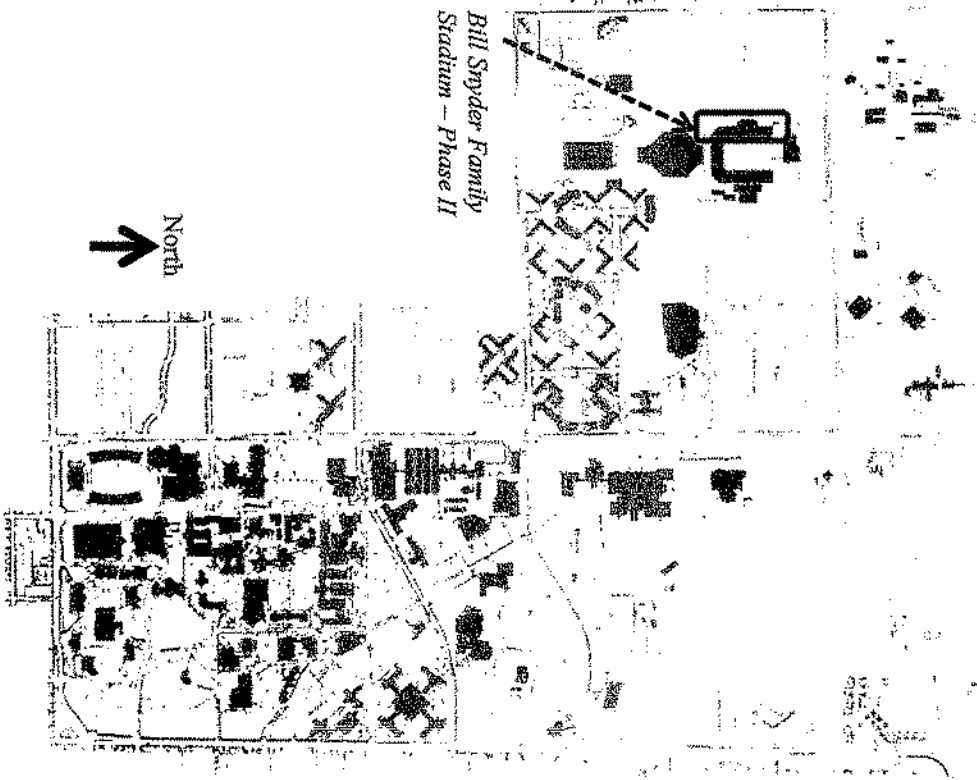
**Bill Snyder Family Stadium – Phase II.**

This \$86.9 million project met the need for additional premium seating expanding and updating ancillary support areas that are now capable of serving our patrons. The project is currently in final closeout and warranty period. Work was completed on schedule for the current football season. The project is financed by revenue bonds to be repaid from athletics revenue and private gift funds. No additional funds will be requested for the maintenance and operation of the building.

- *Legislative authorization and bonding authorization have been previously provided*



*Bill Snyder Family Stadium Phase II*



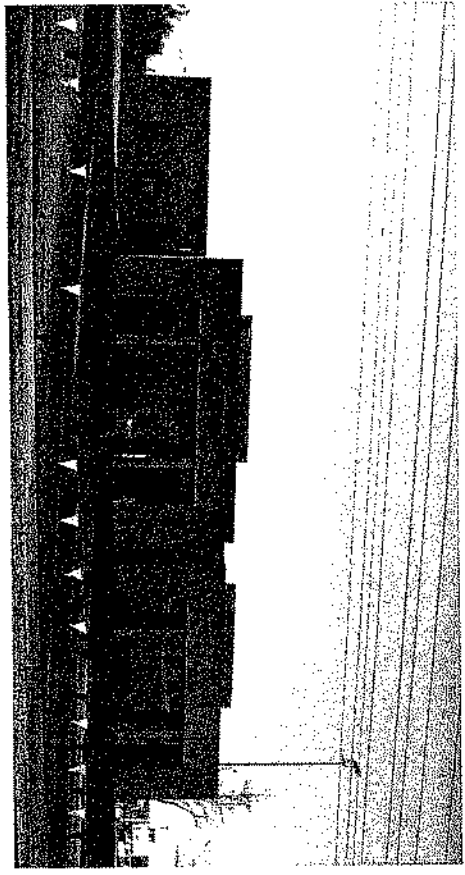
*Bill Snyder Family Stadium – Phase II*

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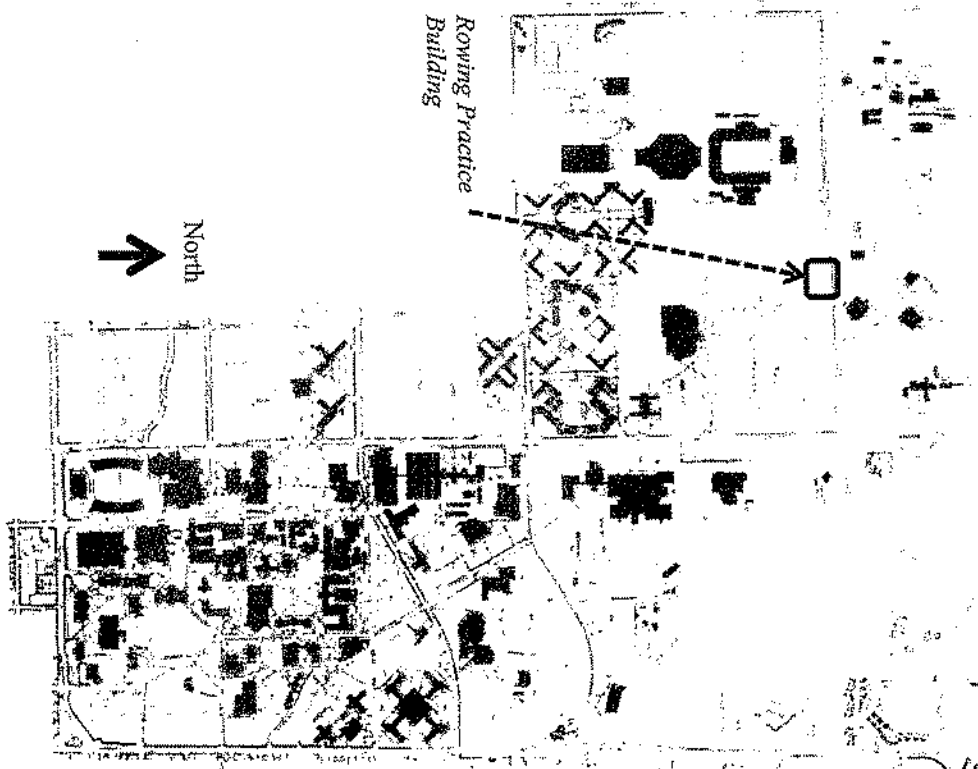
**Rowing Practice Building**

The construction of the \$2 million Women's Rowing Boathouse and Locker Room by Turtle Creek Lake has helped Kansas State University become compliant with Title IX requirements. This facility — currently in final closeout and warranty period — now allows KSU to meet the year-round training and rowing practice needs on campus. No additional funds will be requested for the maintenance and operation of the building.

- *Legislative authorization has been previously provided.*



*Rowing Practice Building*



*Rowing Practice Building*

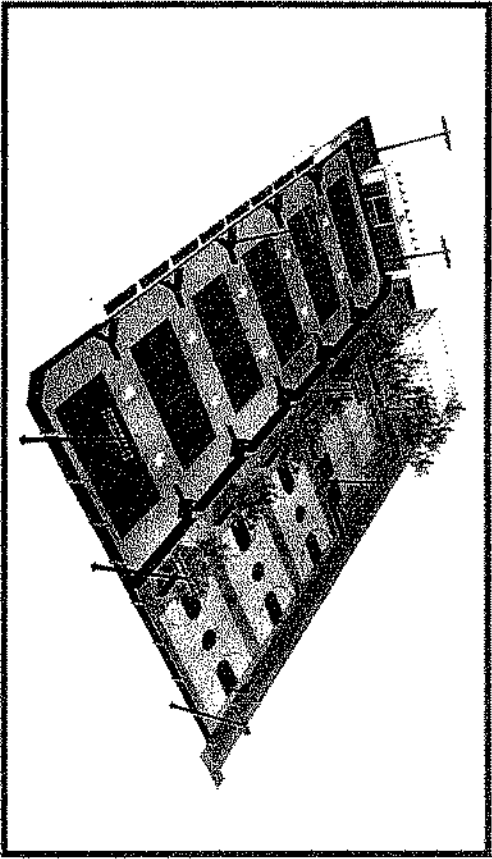
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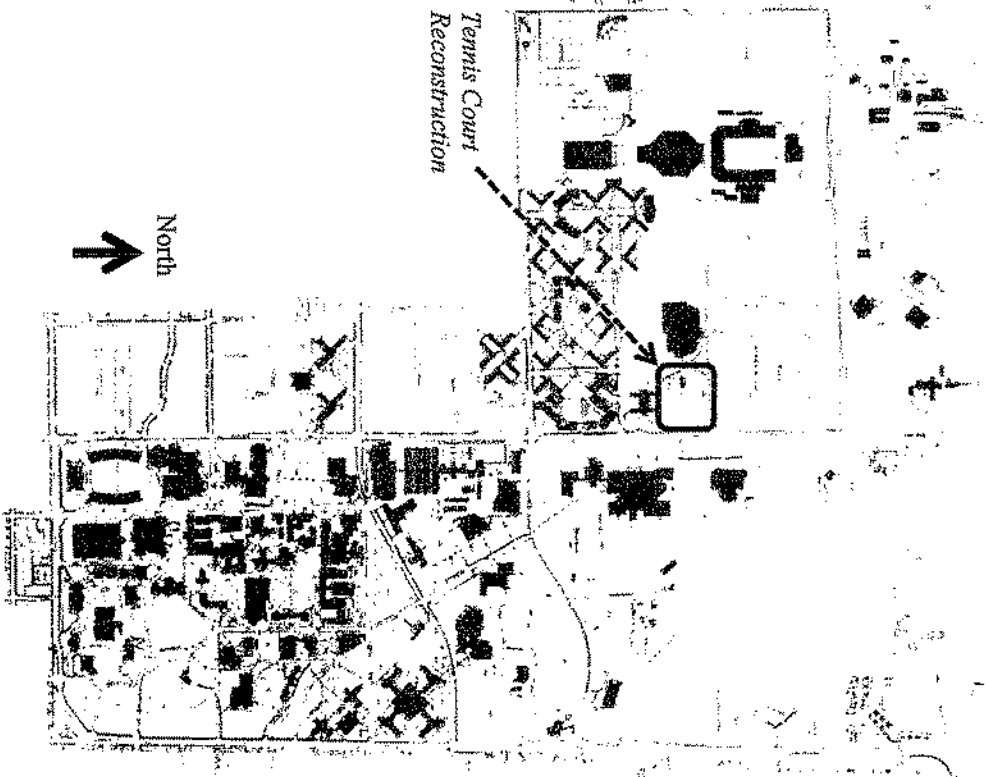
### Tennis Court Reconstruction

The Kansas State University Athletic Department and Department of Intercollegiate Athletics reconstructed the existing KSU tennis courts. This work addressed the unplayable conditions - large cracks and uneven surfaces - caused by freeze/thaw cycles. These courts are used by the Women's Tennis Team for practice. This \$2.7 million project was funded by Athletic revenue and student fees and will be Title IX compliant. No additional funds will be requested for the maintenance and operation of the facility.

- *Legislative authorization has been previously provided*



*Tennis Court Rendering provided by Bowman Bowman Novick*

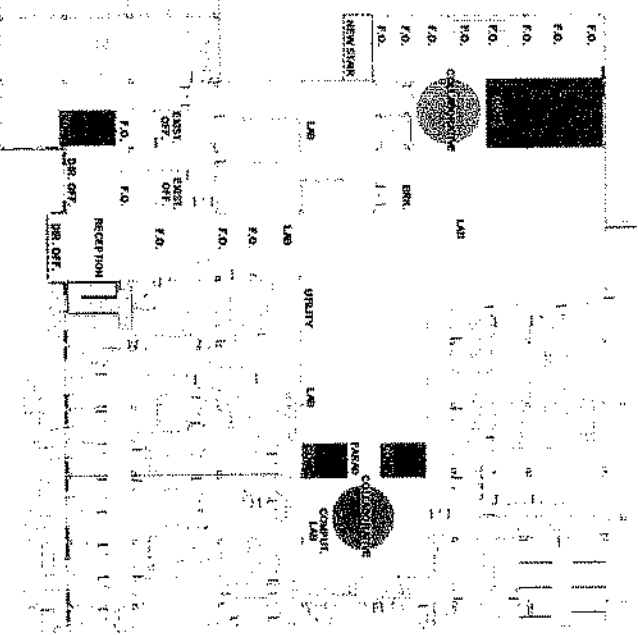


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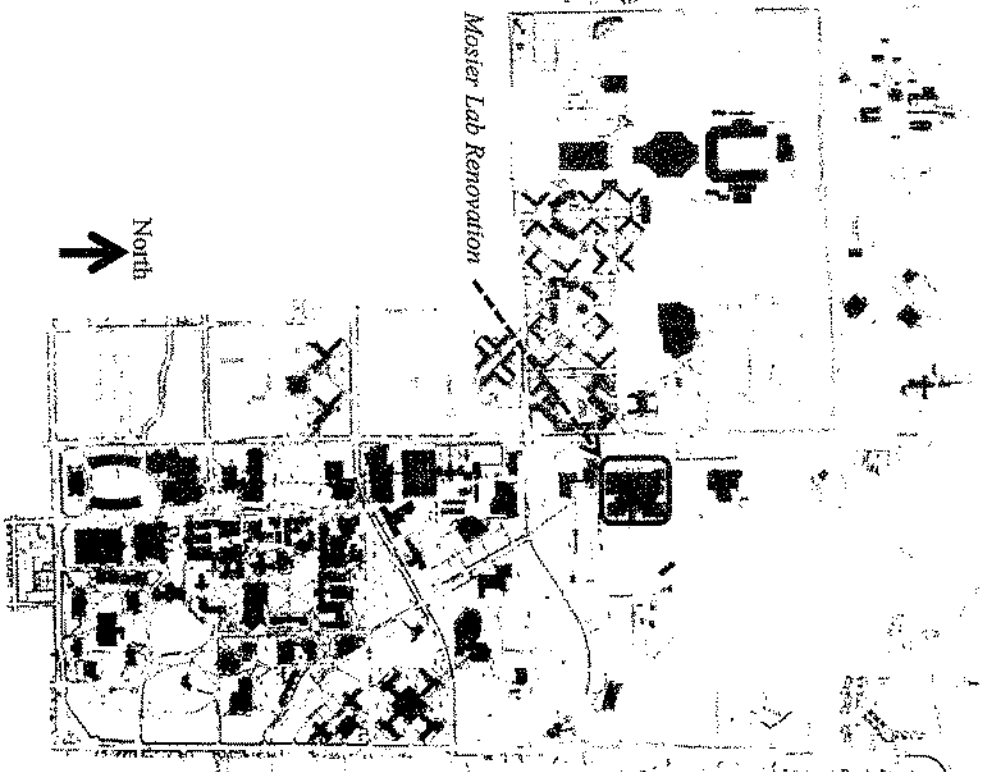
### Mosier Laboratory Renovation

The Institute of Comparative Computational Medicine Nanotechnology Innovation Center of Kansas State is remodeling the north portion of Mosier Hall's second floor. This portion of the building currently houses laboratories, meeting rooms, offices and small animal holding facilities. The makeup of the combined centers will consist of approximately 43% office, administrative and conferencing space, and 57% laboratory and laboratory support and related space. This \$8 million renovation to currently existing animal housing facilities will meet the current and future research needs of the university. It will also aid Kansas State University in reaching its 2025 Initiative. Due to the renovation of existing spaces, no additional operating and maintenance funds will be requested.

- *Legislative authorization has been previously provided.*



*Renovation Plan for Institute of Comparative Computational Medicine  
Nanotechnology Innovation Center Provided by PGAV Architects*

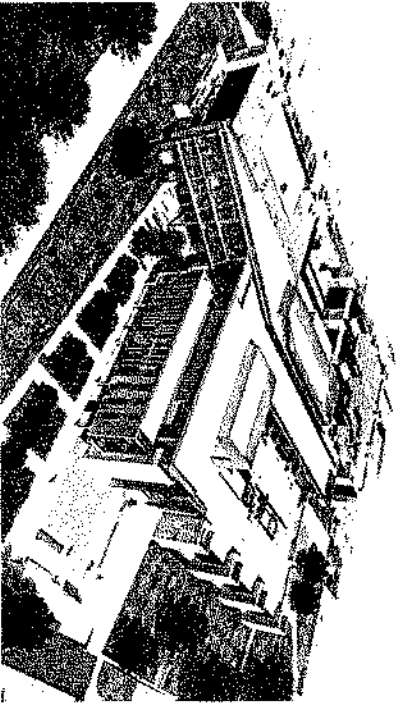


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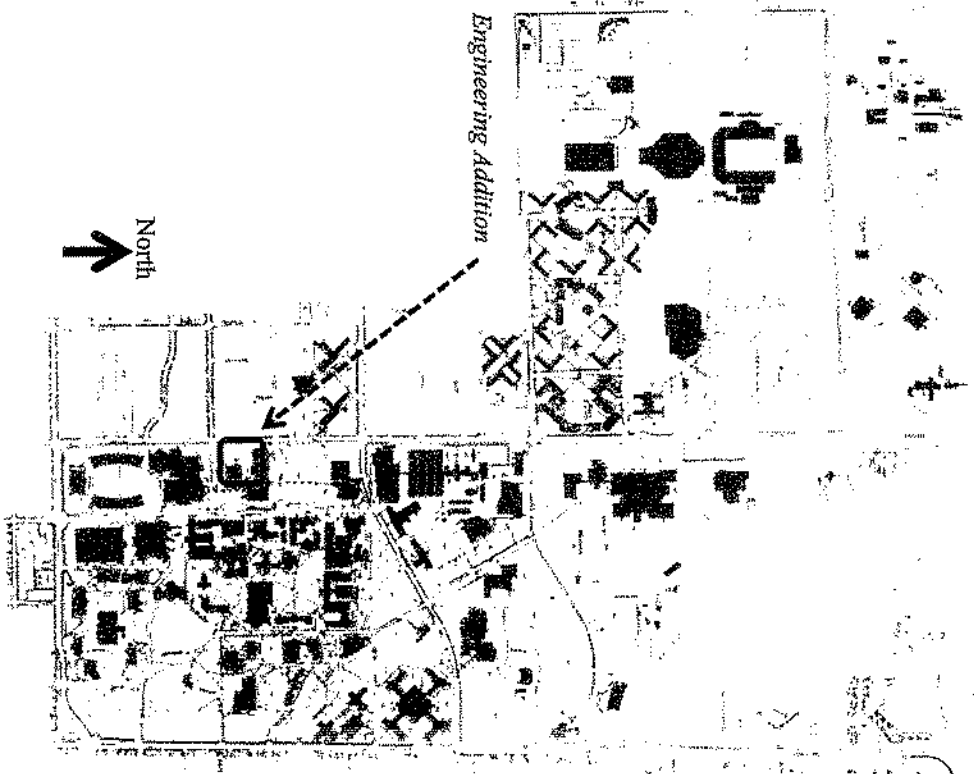
**Engineering Addition.**

The 2011 legislature passed the University Engineering Initiative Act with the goal of increasing the annual number of engineering graduates by 50% by 2021. K-State's College of Engineering, the largest in the state, is at capacity and will require additional space. The \$40 million Phase IV of the Durland/Rathbone/Fiedler complex is a 104,000 square foot wing dedicated to student educational needs. Within these needs, three Communities of Excellence emerge as top priorities for infrastructure expansion: educational space for our nationally prominent design teams, computer and information systems with a focus in cyber security, and a bio-based fuels focus. Special attention will be made to include the design space such that it is presented as a working/teaching laboratory in addition to the classic teaching environment. A portion of the expansion will be allocated to modern teaching (studio computer environment, lecture facilities holding 250 students, large board room with modern A/V) and laboratory facilities, as well as dedicated space for college-level student organizations and student recruitment and retention activities. The project would be funded with a combination of private gifts and bonds. No additional funds will be requested for the maintenance and operation of the building.

- *Legislative authorization has been previously provided.*



*Rendering of Phase IV Elevation Provided by Perkins + Will*

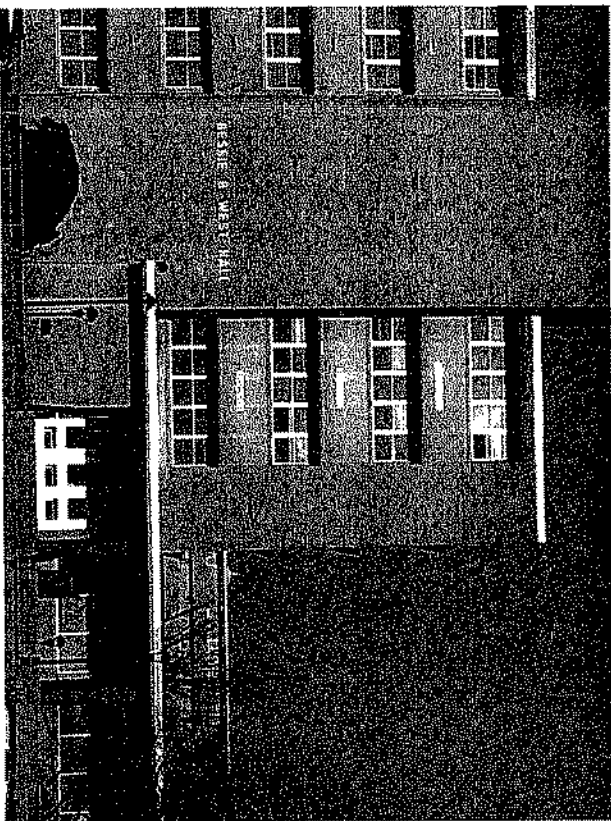


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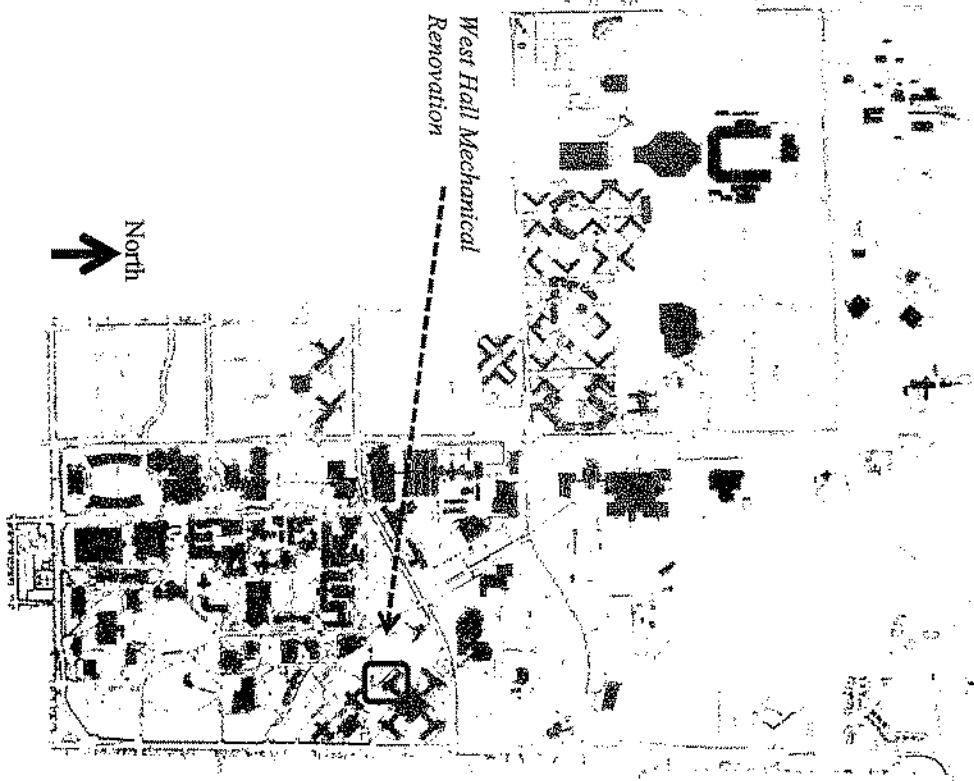
**West Hall Mechanical Renovation.**

This \$3 million project upgrades West Hall, a dormitory constructed in 1962 that is used as a co-ed residence hall for Kansas State University students during the fall and spring semesters. The project encompasses updating HVAC, lighting, and plumbing systems and installation of a new fire alarm system, and is 75% complete. The project is funded by Housing fees. No additional funds will be requested for the maintenance and operation of the building.

- *Legislative authorization has been previously provided.*



*West Hall*

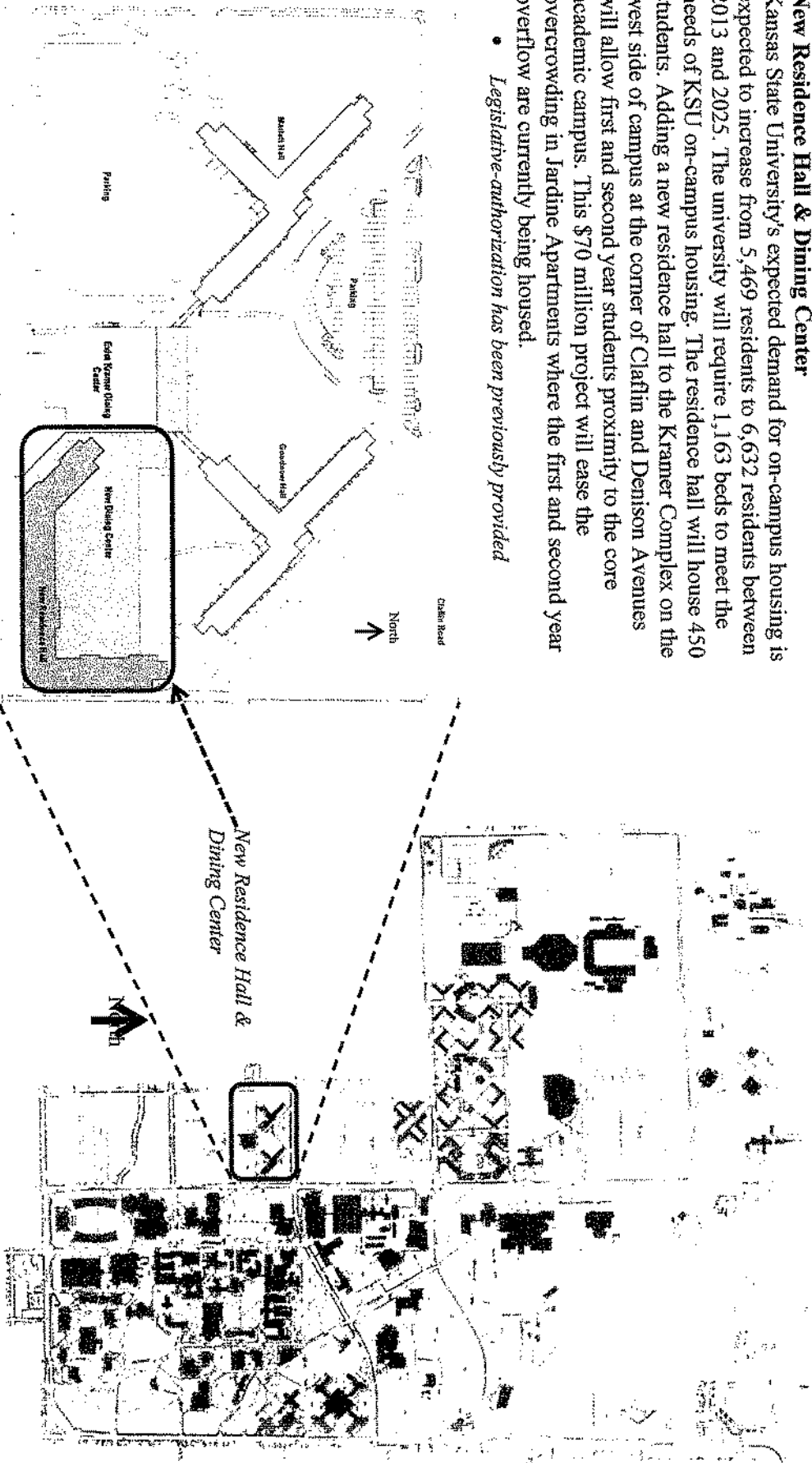


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### New Residence Hall & Dining Center

Kansas State University's expected demand for on-campus housing is expected to increase from 5,469 residents to 6,632 residents between 2013 and 2025. The university will require 1,163 beds to meet the needs of KSU on-campus housing. The residence hall will house 450 students. Adding a new residence hall to the Kramer Complex on the west side of campus at the corner of Claffin and Denison Avenues will allow first and second year students proximity to the core academic campus. This \$70 million project will ease the overcrowding in Jardine Apartments where the first and second year overflow are currently being housed.

- *Legislative authorization has been previously provided*



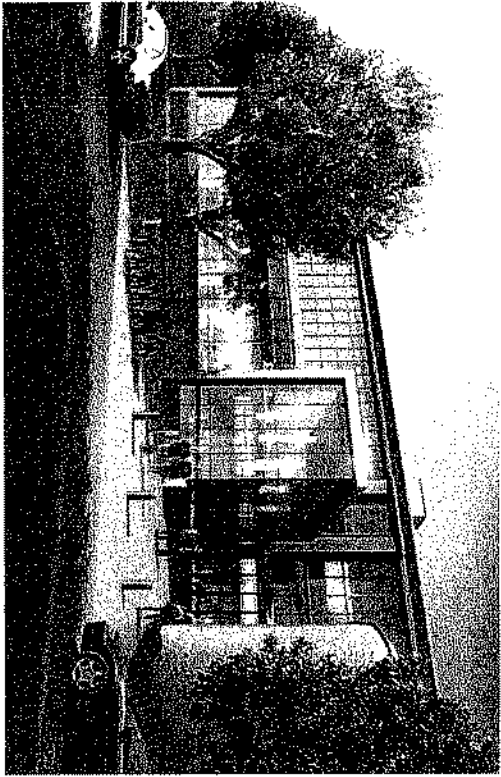
*Site Plan for New Residence Hall & Dining Center provided by BG Architecture*



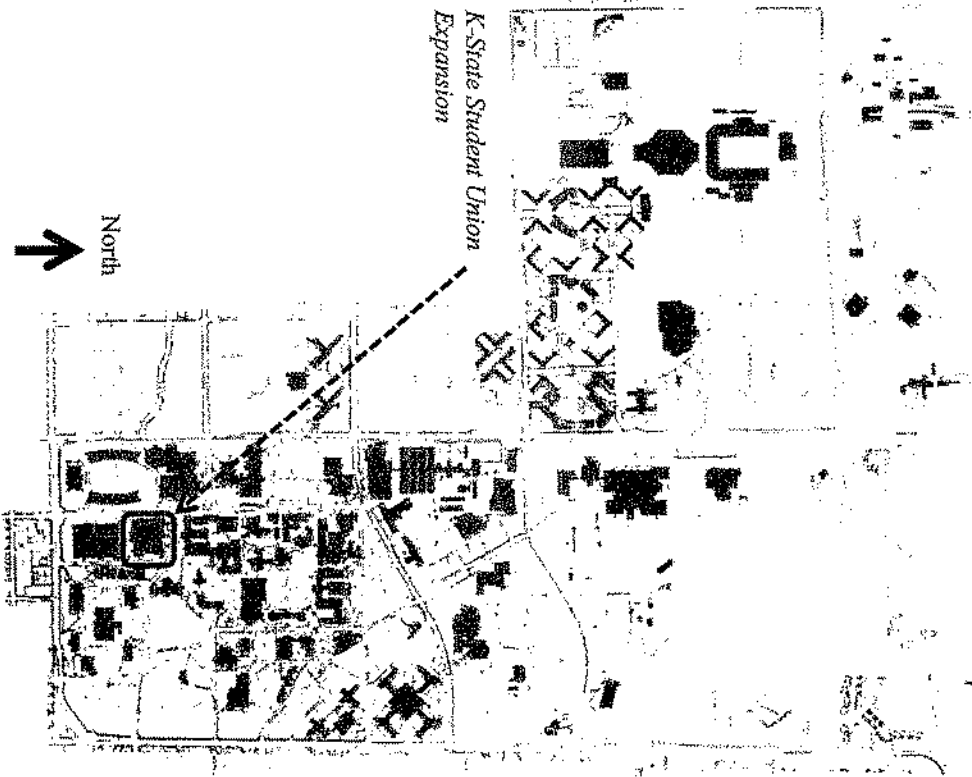
### K-State Student Union Expansion

Originally built in 1956, the K-State Student Union has been an important part of campus life founded by students, for students. Over the past 10 months, with input from the student body and an outside consulting group (ASG Architects), the Student Governing Association has worked to develop a solution that will address the Union's structural deficiencies as well as the needs of a growing student body. The \$25 million renovation and expansion plan for the Union is to be funded by a flat \$20/semester increase in the student privilege fee beginning fall 2014, for students taking classes on the Manhattan campus.

- *Legislative authorization has been previously provided*



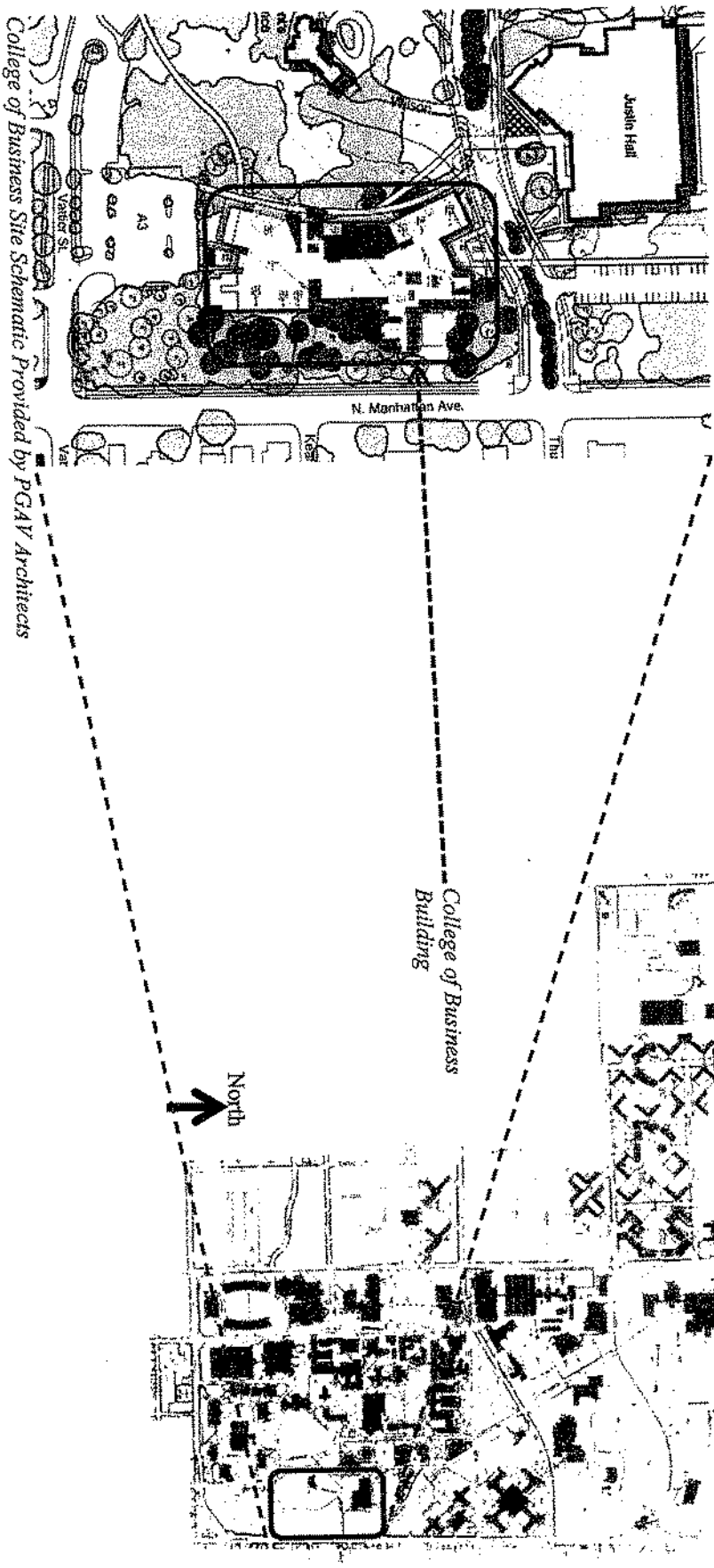
*Conceptual K-State Student Union Expansion Rendering  
Provided by WTW Architects*



**College of Business Building**

The College of Business is lacking office space for instructors and classrooms in Calvin Hall. To meet the current and future needs of the program, the College of Business has proposed building a new facility. The College of Business building will be 140,000 gross square feet and will contain offices, classrooms, and computing labs. This project is \$50,000,000 and funds were raised through private donations. No additional funds will be requested for the maintenance and operation of the building.

- *Legislative authorization has been previously provided.*

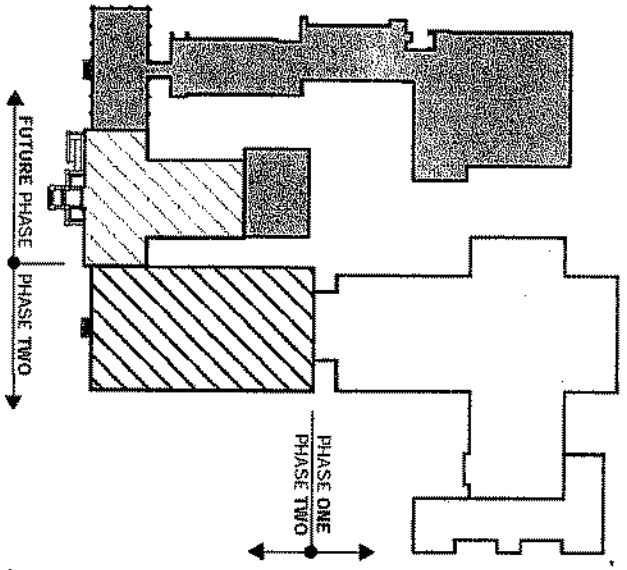


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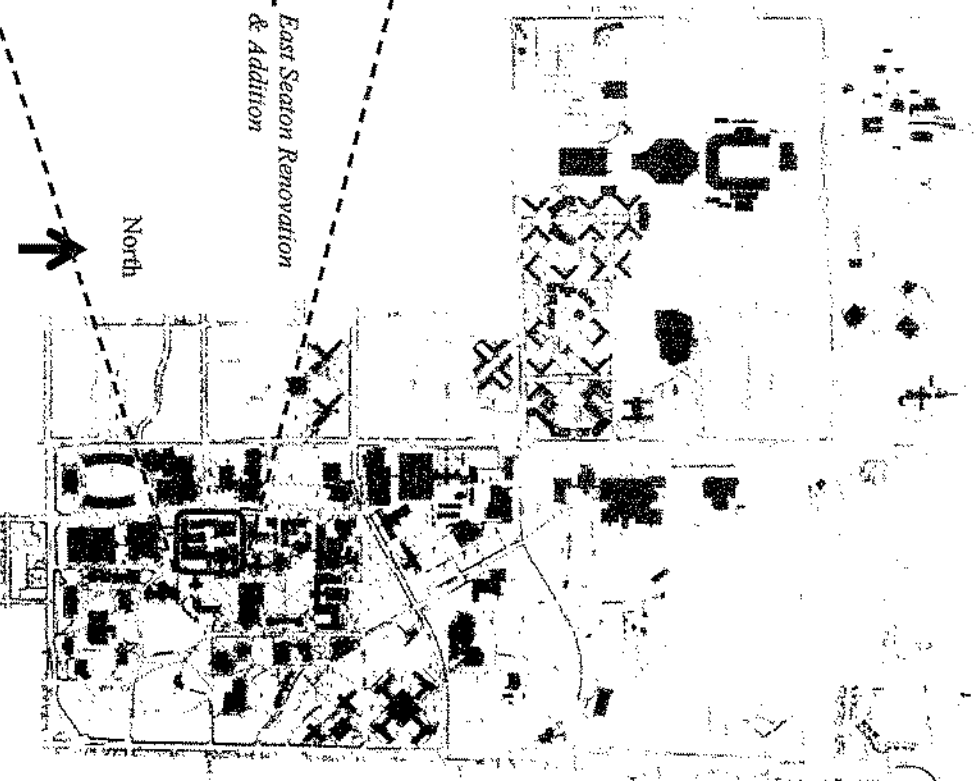
### East Seaton Hall Renovation & Addition

Remodeling existing portions of Seaton Hall in conjunction with demolishing the least usable portions of Seaton Court to make way for new construction affords us the opportunity to create a 21st-century learning and research facility for the College of Architecture, Planning & Design. This \$75 million renovation and more efficient use of real estate reflects the College's belief in the enriching potency of design, while conveying dedication to the historic heritage Seaton Hall and Seaton Court. It also demonstrates our commitment to the stewardship of the environment. The renovation/addition plan includes demolishing 42,500 square feet to allow space to build a 110,700 square foot addition as well as renovating 80,180 square feet of additional space. The funding source is state funds and private gifts.

- *Legislative authorization has been previously provided*



*Site Plan for Seaton Renovation & Expansion Provided by Emmead Architects*



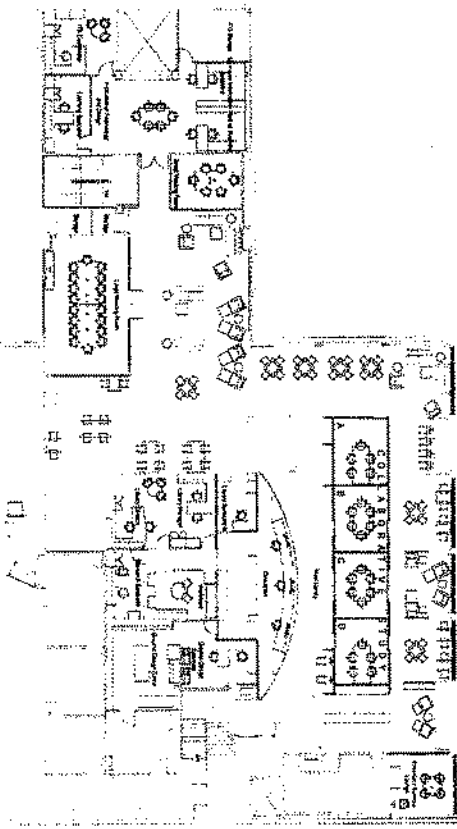
14-11

### Vet Med Library Renovation

The overarching purpose of the \$1.3 million Vet Med Library renovation is to provide comprehensive library resources to the students and faculty in the College of Veterinary Medicine. This work will create a comfortable setting to facilitate collaborative learning opportunities. Additionally, workspace improvements for library staff are envisioned to make for more efficient operations.

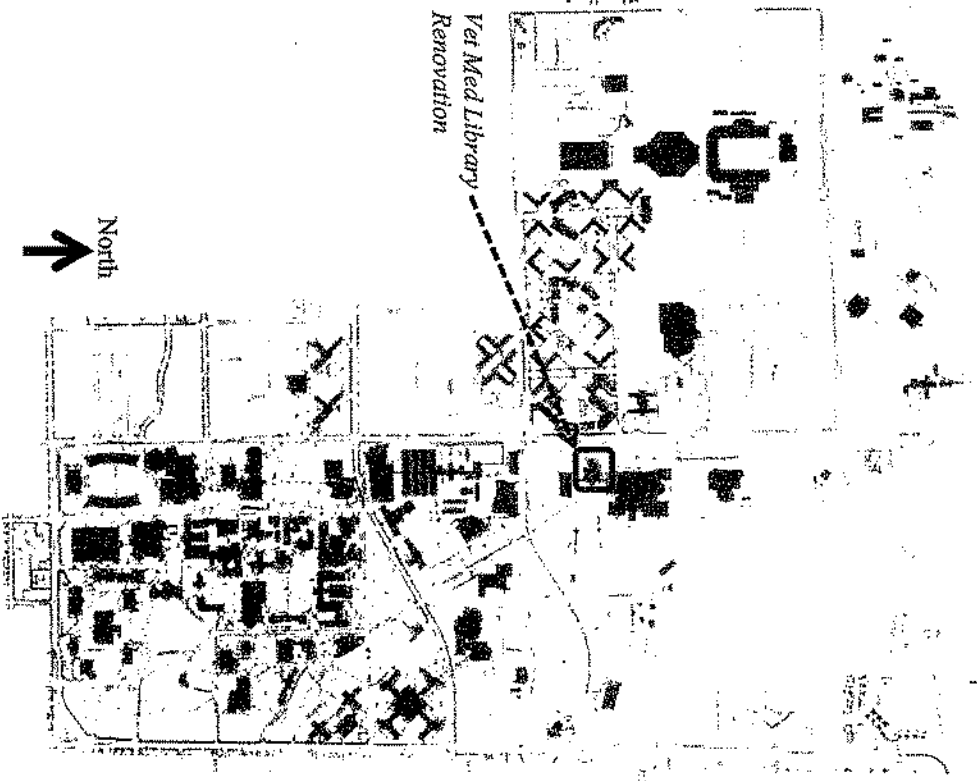
The project goals include eliminating some book stacks by digitizing parts of the collection. This will provide more space for library users. The newly available space will be divided into four discrete use areas: Public Access Area; Information Desk Area; Instructional Technology and Design; and Group Meeting Areas. These functions are needed to meet the goals of the 2025 initiative through better use of existing space.

- *Legislative authorization has been previously provided*



LIBRARY FLOOR PLAN  
2025

*Vet Med Library Remodel Floor Plan Provided by Bowman Bowman Novick*

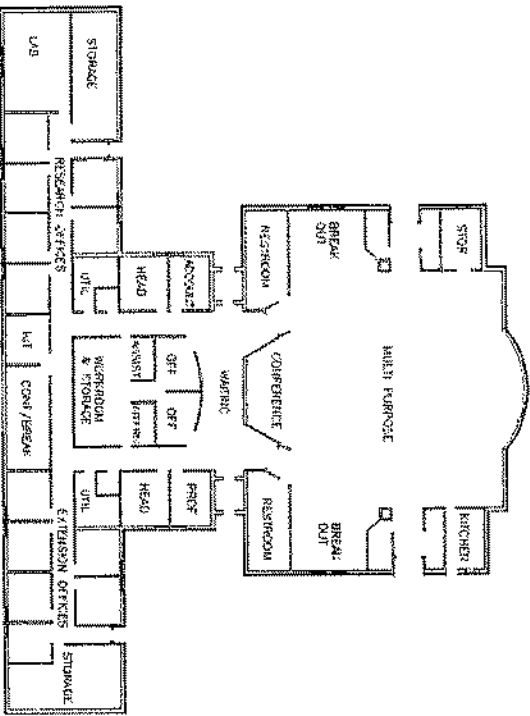


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**Southwest Research-Extension Center.**

This \$2 million project constructs a 12,000 square foot Southwest Research-Extension Center located on university owned land in Parsons, Kansas. The building will serve as the consolidated headquarters for the Southwest Area Extension Office and the Southwest Agricultural Research Center. The Southwest Area Extension Office currently rents space in Chanute. The Southwest Agricultural Research Center currently occupies space in the old Parsons State Hospital grounds. Both currently existing offices are in need of cost prohibitive renovation. Combining the two offices in one location will facilitate effective interactions between research and extension activities, offer increased opportunity for efficient staff utilization and will follow a very successful model employed in southwest and northwest Kansas. The project will be funded with a combination of restricted fees and private gifts. No additional funds will be requested for the maintenance and operation of the building.

- Legislative authorization has been previously provided.



Floor Plan for the Southwest Research Extension Center Provided by Emig and Associates Architects



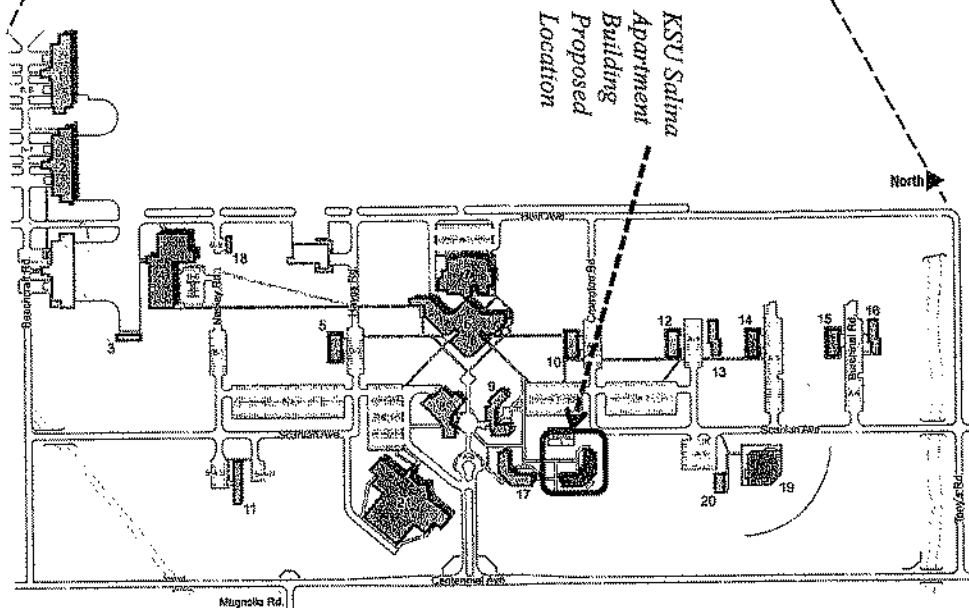
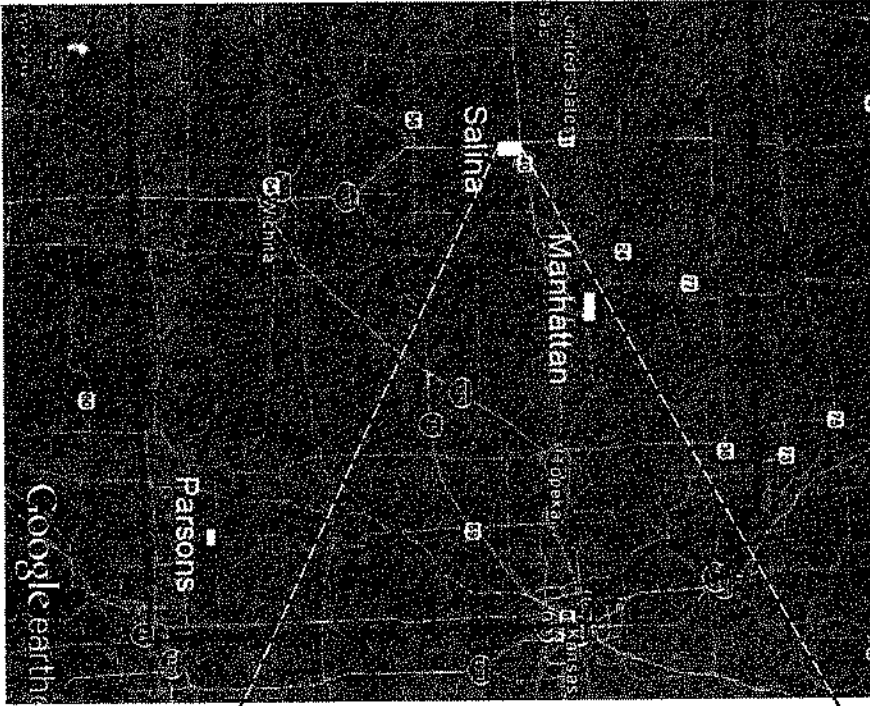
Project Site Plan

14-13

### KSU Salina Apartment Complex

In an effort to meet the needs of the KSU Salina campus students, this \$6 million, 14,000 square foot apartment complex will provide an alternative housing solution for married and non-traditional. This complex will have a mix of one, two and three bedroom apartments to address the housing requirements of students who are married and have families. The project is paid for with revenue bonds.

- *Legislative authorization has been previously provided.*



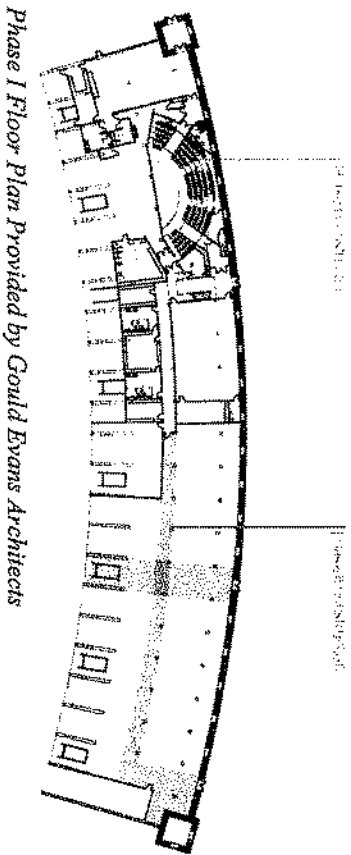
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|-----------------------------------|--|--|
| 1 - Aeronautical West Hanger #703 | 8 - Colloca Center #710                | 15 - Facilities Maintenance - Shops #717   |
| 2 - Aeronautical East Hanger #704 | 9 - Residence Hall #711                | 16 - Facilities Maintenance - Offices #718 |
| 3 - Avionics Lab #705             | 10 - Tulis Building #712               | 17 - Harbin Hall #719                      |
| 4 - Aeronautical Center #706      | 11 - Technology Assistance Center #713 | 18 - Building Eight Twenty #720            |
| 5 - U.S. Laboratory #708          | 12 - Student Activities Center #714    | 19 - The Smart Park/Sports Field           |
| 6 - Technology Center #709        | 13 - Science Center #715               | 20 - Sports Support Facility #721          |
| 7 - Technology Center West #709   | 14 - Construction Lab #716             | 21 - Student Life Center #722              |

**Deferred Maintenance Projects**

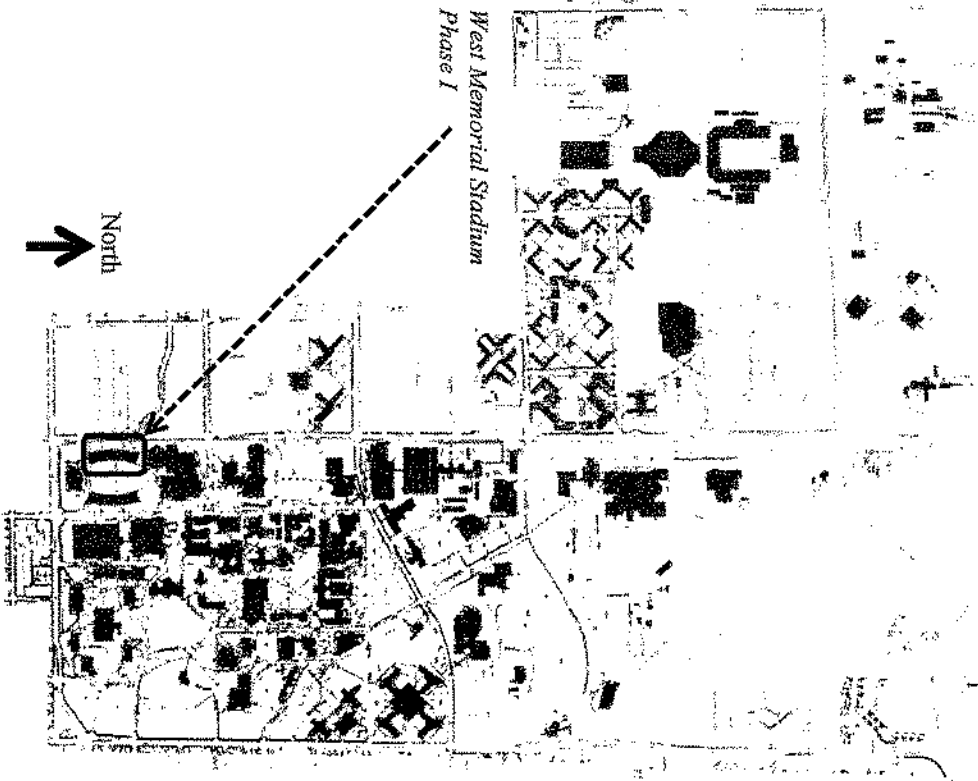
**West Memorial Stadium – Phase I**

K-State's original 5-year deferred maintenance plan included \$10 million to renovate academic and academic support spaces in the Old Memorial Stadium. During project programming, it became apparent that costs associated with East side renovation were significant. Therefore, we received Board approval to remove this project and include it in the Capital Improvements Plan. This project was broken into three phases and will combine \$4.3 million in Repair and Rehabilitation funds with \$1.3 million in funding provided by the Student Governing Association. Phase I will move the Purple Masque Theater, a teaching facility, and general use classrooms from the East Stadium to the West Stadium, stabilize the West Stadium roof and stabilize much of the West Stadium exterior. No additional funds will be requested for the maintenance and operation of the building.

- *Legislative authorization has been previously provided*



*Phase I Floor Plan Provided by Gould Evans Architects*



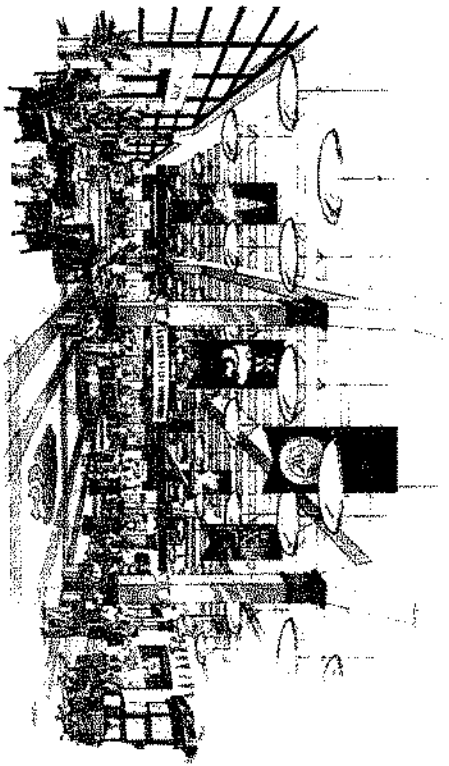
14-15

**New & Continuing Projects to Be Funded by Private Gifts**

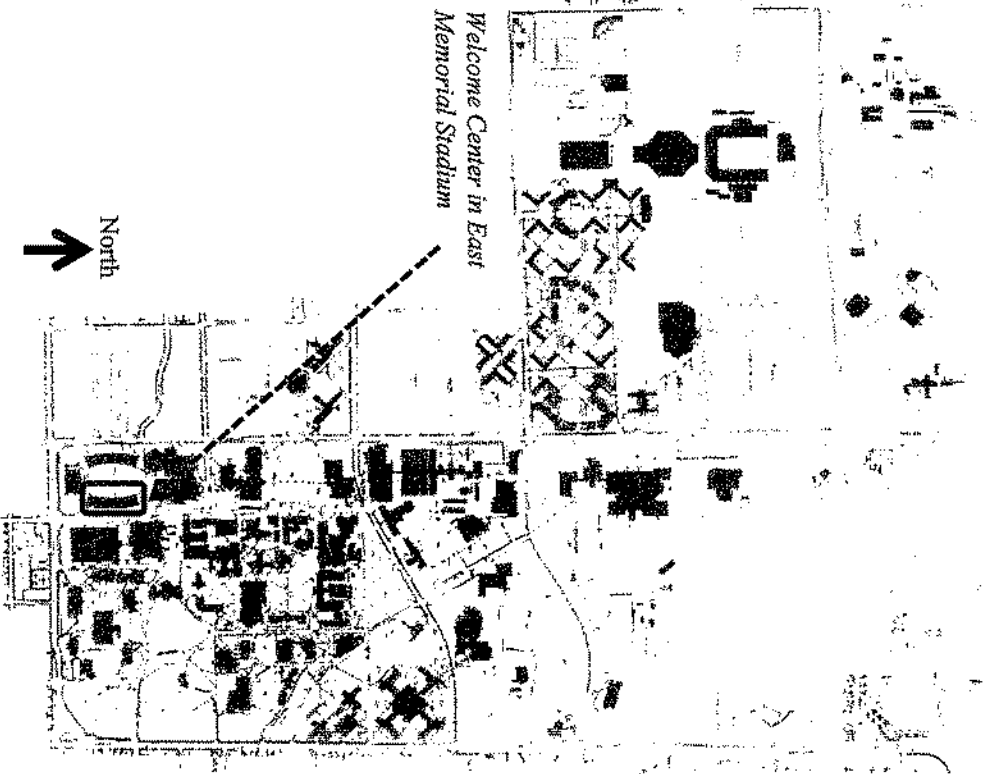
**Welcome Center in East Memorial Stadium**

This \$20 million, multi-year project includes renovation of the East side of the Memorial Stadium. Renovation of academic and academic support spaces in both the East and West sides of Memorial Stadium was a component of K-State's previously approved 5-year deferred maintenance plan. During project programming, it became apparent that costs associated with East side renovation were significant. Therefore, we received Board approval to remove the East side renovation from the 5-year deferred maintenance plan and include a \$20 million privately funded renovation of the East side of the Memorial Stadium as a Capital Improvement. The East side project includes renovation of 34,700 square feet of space in the existing structure. The total cost of the East Stadium project will be privately funded. No additional funds will be requested for the maintenance and operation of the building.

- *Legislative authority has been previously provided*



*Welcome Center Lobby Rendering Provided by Ken Ebert Design Group*



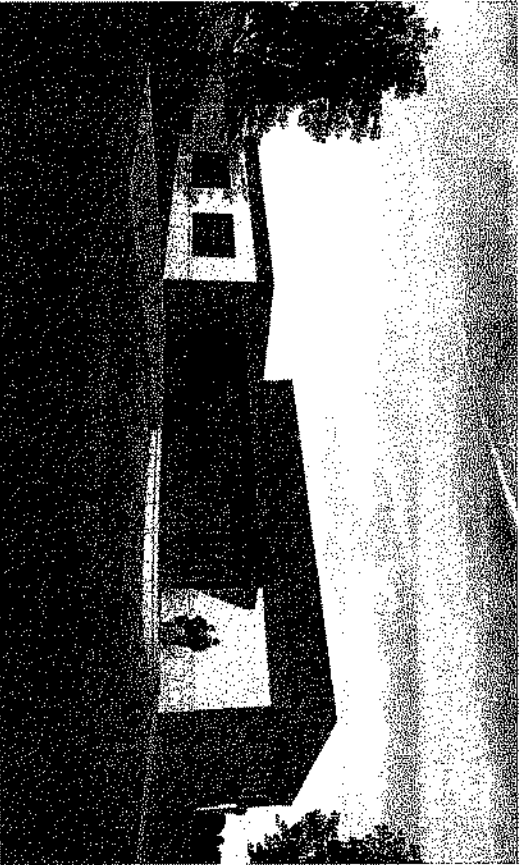
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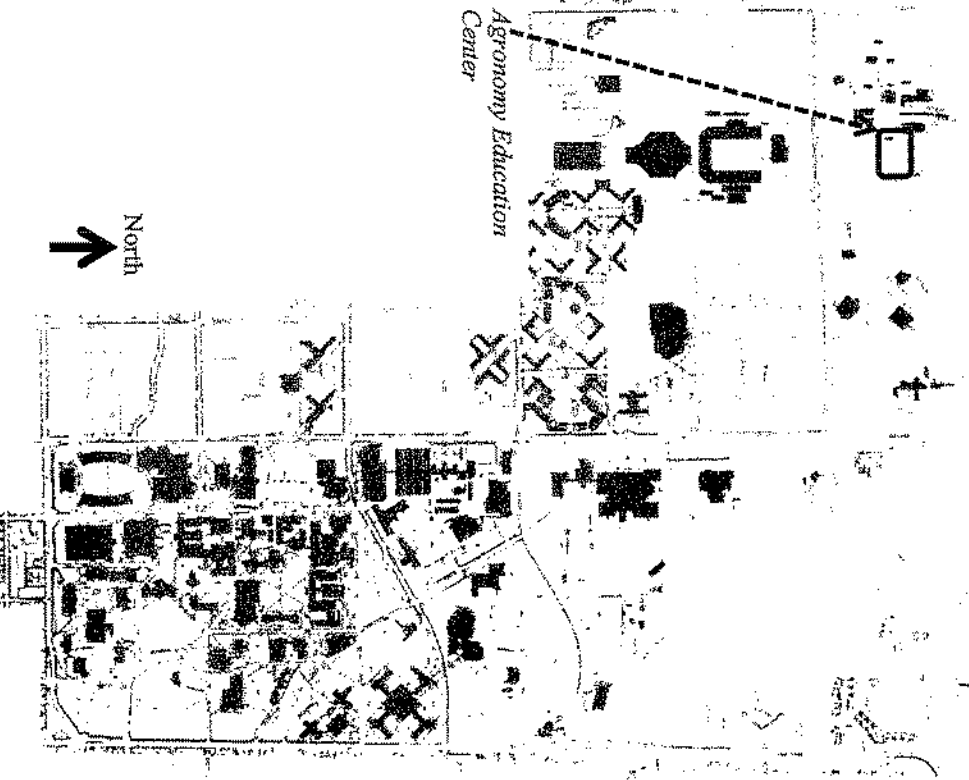
### Agronomy Education Center

Kansas State University does not have a facility dedicated to support targeted research meetings, hands-on learning, continuing education and sharing technology with agricultural producers and industry partners. The variety of topics and the size and complexity of modern agricultural equipment places unique needs on education and extension outreach. Much of the hands-on plants, soils and equipment teaching/training occurs outside and can be compromised by inclement weather. The site chosen for the 8,700 square foot, \$2 million, Agronomy Education Center is located adjacent to the Ag Research Center on Kimball Avenue across from the Bill Snyder Family Stadium. This location is adjacent to current research facilities, teaching and research fields, as well as existing parking. This project is funded with private gifts. No additional funds will be requested for the maintenance and operation of the building.

- *Legislative authority has been previously provided*



*Agronomy Education Center  
(Preliminary Rendering by Campus Planning and Facilities Management)*



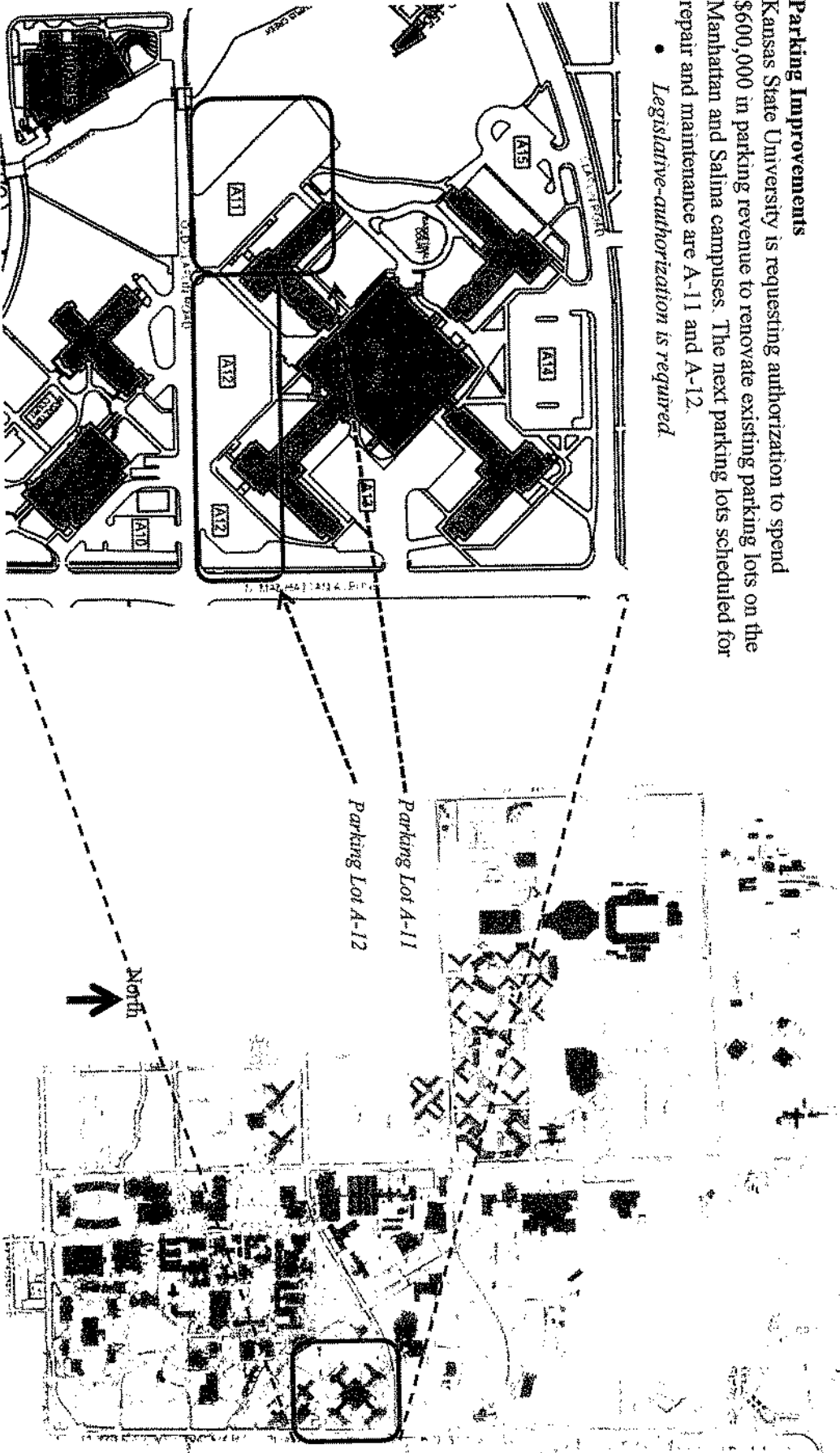
14-11

**Projects Needing Legislative Action**

**Parking Improvements**

Kansas State University is requesting authorization to spend \$600,000 in parking revenue to renovate existing parking lots on the Manhattan and Salina campuses. The next parking lots scheduled for repair and maintenance are A-11 and A-12.

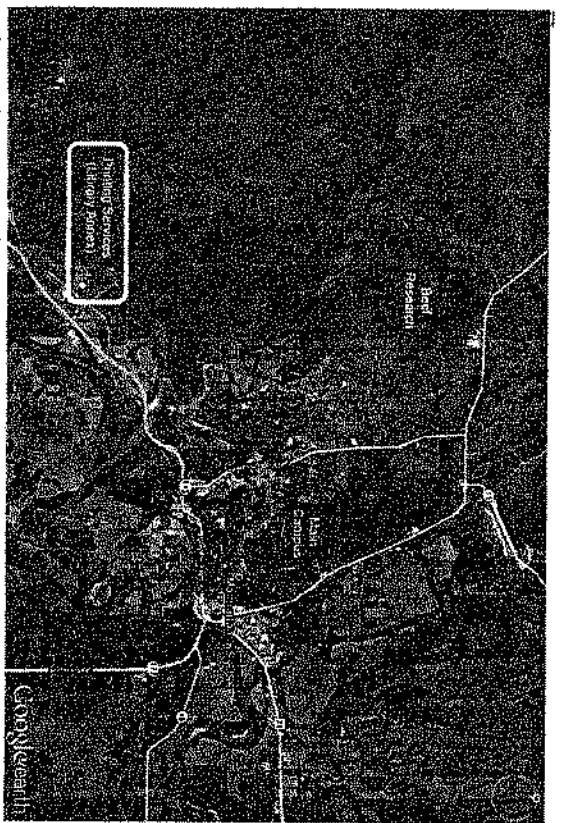
- *Legislative authorization is required.*



**Library Annex (Printing Services)**

The Printing Services Building, located in Manhattan, Kansas industrial park near the Manhattan airport, was purchased by the KSU Foundation to house the Printing Services Department's industrial printers and office for the university. The Lease/Purchase agreement for the Printing Services Building will end in FY 2017. In FY 2013, Printing Services combined equipment with the Research and Extension offices printing section to reduce operating costs and more effectively use campus resources. The Printing Services Building is currently unoccupied. KSU Libraries has been renting space from the University of Kansas for long-term book storage. Kansas State University plans to retrofit the Printing Services Building to function as Kansas State University's long term book storage. The current cost expense of renting book space from the University of Kansas will be put toward the maintenance and operation costs of the long-term book storage facility. The renovation cost is \$4 million.

- *Legislative-authorization is required.*



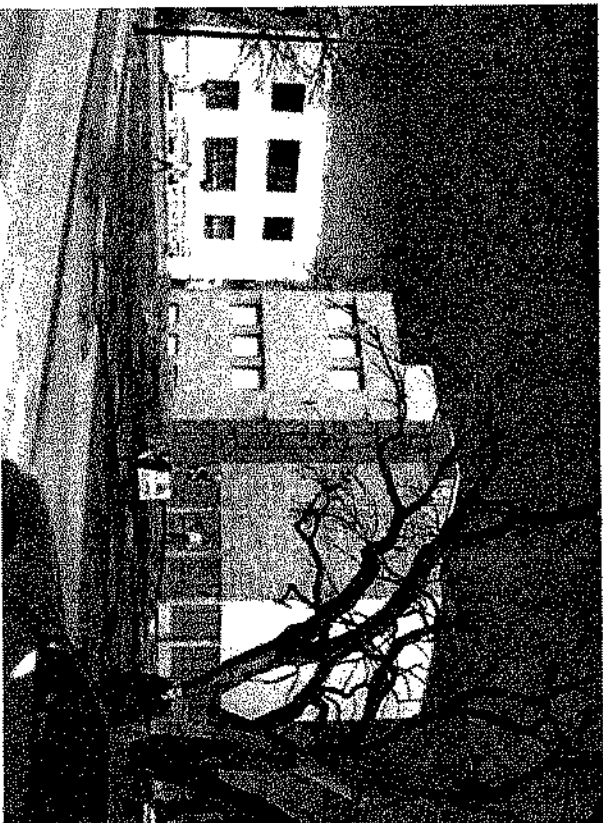
*Printing Services Building Site*

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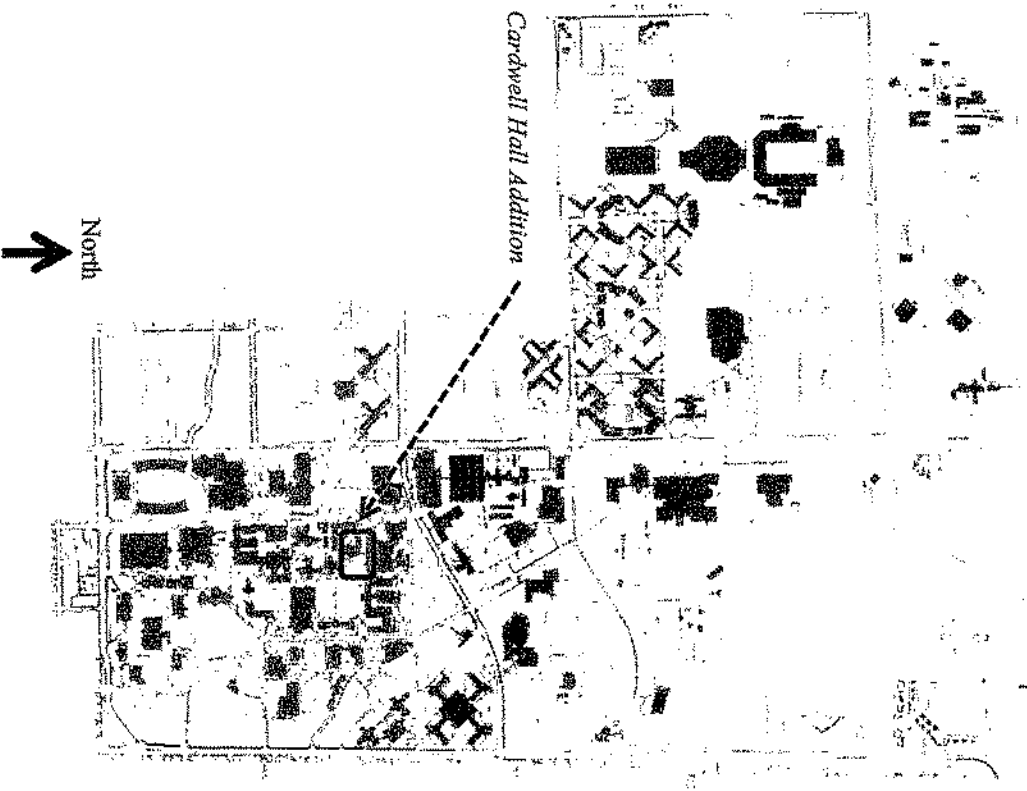
### Cardwell Hall Addition

The Kansas State University Department of Physics has faculty members who conduct research in Atomic-Molecular-Optical (AMO) physics, Soft Matter physics, High Energy physics, Cosmology and Physics Education. Each of these programs has an established international reputation. The AMO and Soft Matter programs are at the level where they are conducting internationally recognized fundamental research in their respective areas and beginning collaborations across to the two sub-disciplines of physics. To aid the effort of these research groups, a 24,000 square foot, \$20,000,000 addition is planned for Cardwell Hall. This space will be dedicated to matter research. Included in the project are significant modifications and expansions to the existing research space in Cardwell Hall to encourage collaborative effort. The project will be paid for with gift funds. No additional funds will be requested for the maintenance and operation of the building.

- *Legislative authorization is required.*



*Preliminary Cardwell Hall Addition Elevation provided by BG Architects*

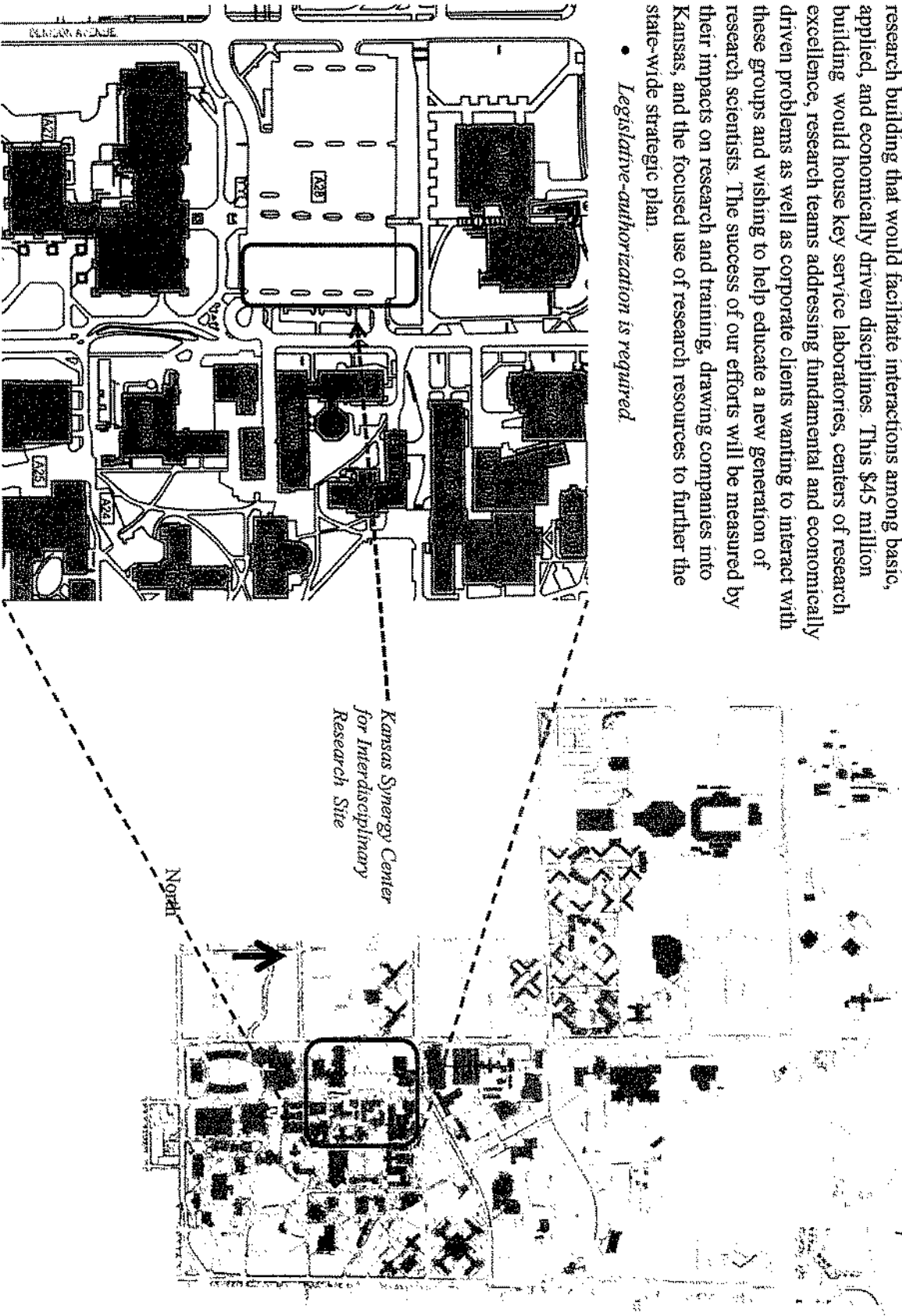


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### Kansas Synergy Center for Interdisciplinary Research

Kansas State University seeks funding to build an interdisciplinary research building that would facilitate interactions among basic, applied, and economically driven disciplines. This \$45 million building would house key service laboratories, centers of research excellence, research teams addressing fundamental and economically driven problems as well as corporate clients wanting to interact with these groups and wishing to help educate a new generation of research scientists. The success of our efforts will be measured by their impacts on research and training, drawing companies into Kansas, and the focused use of research resources to further the state-wide strategic plan.

- *Legislative-authorization is required.*

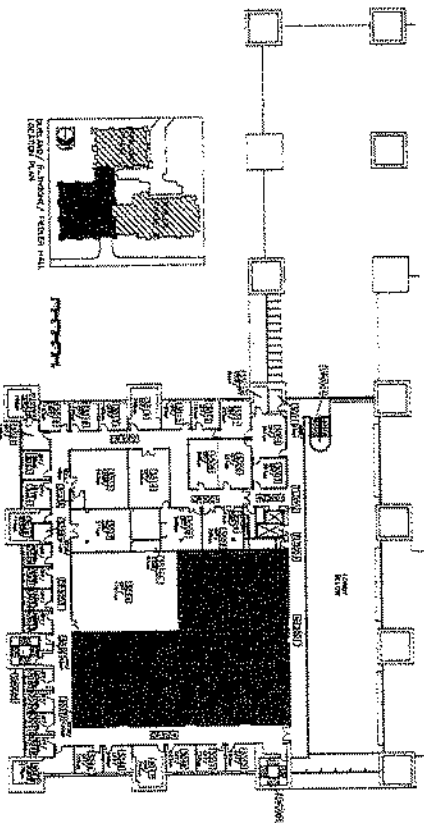


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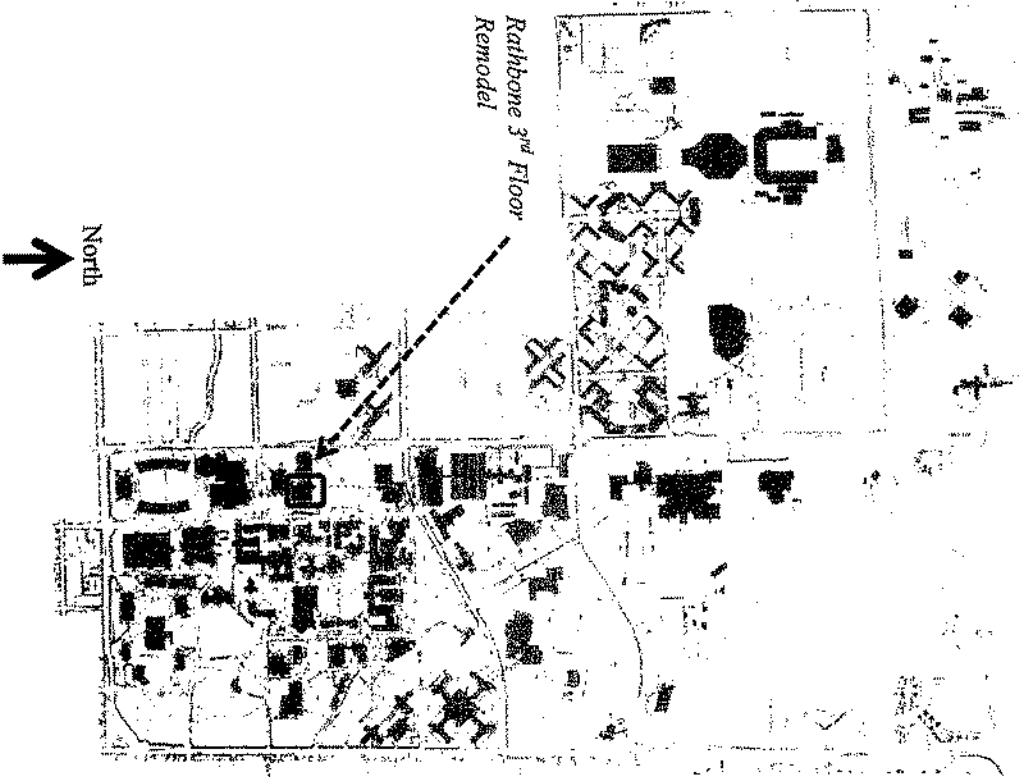
### Rathbone - 3<sup>rd</sup> Floor Remodel

Kansas State University's College of Engineering has plans to renovate existing laboratory space on the third floor of the Rathbone wing of the Durland Hall engineering complex. This \$1.5 million project is scheduled to occur after the Phase IV of the engineering complex has been built. The College of Engineering plans to renovate the outdated labs to meet the needs outlined by the State of Kansas' Engineering Initiative as well as Kansas State University's 2025 Initiative.

- *Legislative authorization is required.*



*Area scheduled for Renovation*

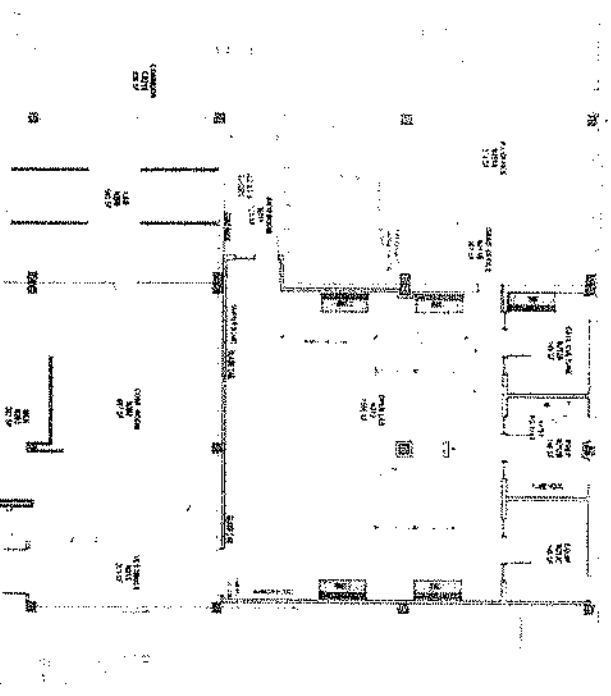


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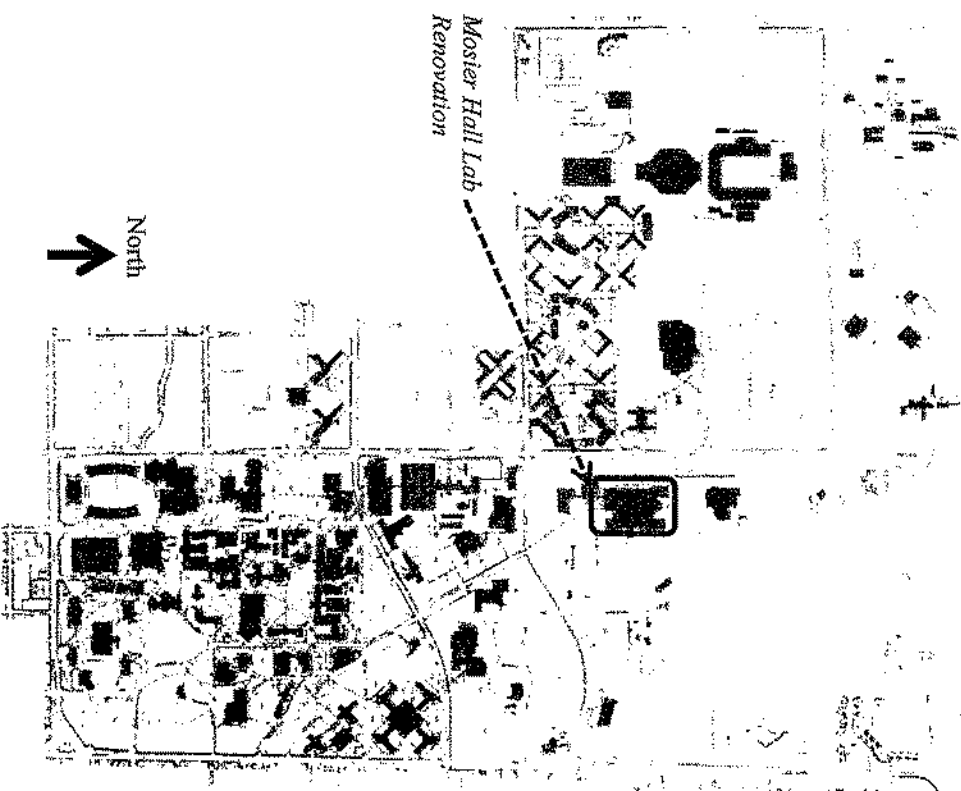
### Mosier Hall Research Lab Renovation

The College of Veterinary Medicine at Kansas State University will convert six residential suites into new research laboratory and support space in Mosier Hall. Two of the suites have been renovated into an office suite as part of another project. The remaining four residence suites and adjoining corridor will be converted into an open research laboratory, three support rooms and two controlled entry vestibules. The \$1,105,000 project will involve a total renovation including new HVAC equipment and ductwork. The project will create a new Biological Safety Laboratory Suite capable of Level-2 rated biological research work. The lab suite will be occupied by one or two bacteriologists, immunologists, virologists and a physiologist. The lab suite will be an open flexible lab plan with two isolation rooms for cellular cultures and preparation.

- *Legislative authorization is required.*



Proposed Floor Plan Concept Provided by PGAV Architects

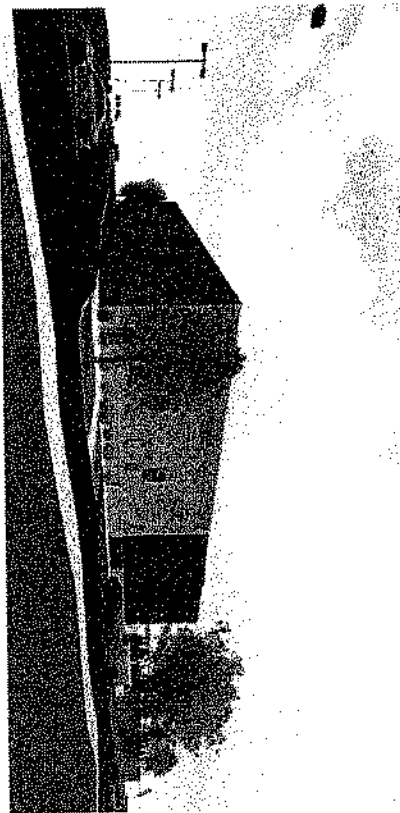


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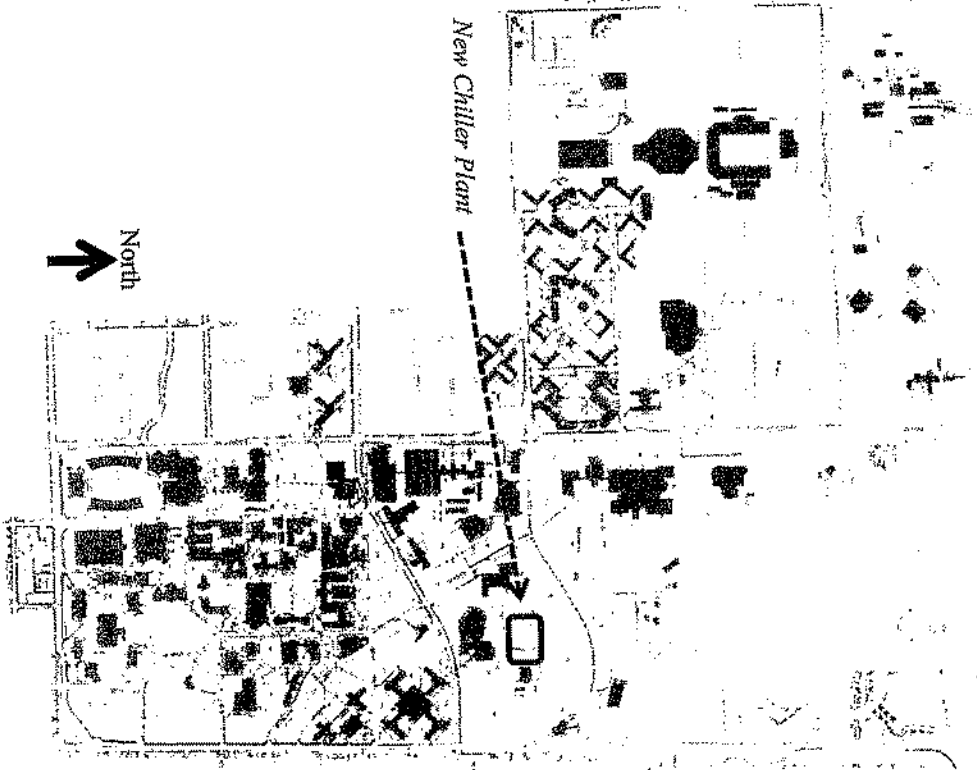
### **New Chiller Plant**

As part of the 2025 initiative, Kansas State University will update heating and cooling infrastructure for existing buildings while preparing for the expected growth in research facilities on campus. The \$56 million new chiller plant will be located next to the K.S.U. Recycling Center north of Claflin Road and near N. Manhattan Ave. This location will allow the university to establish a utility loop for campus providing back feed and isolation capabilities for repair and maintenance without affecting the surrounding facilities. The new distribution system and building retrofits will strategically tie the new Chiller Plant to existing infrastructure on campus allowing for a number of future energy saving opportunities as buildings are renovated. This project is expected to pay for its self through energy savings.

- *Legislative authorization has been previously provided*



*Chiller Plant Elevation - Image from*



14-24



### West Memorial Stadium – Phase II

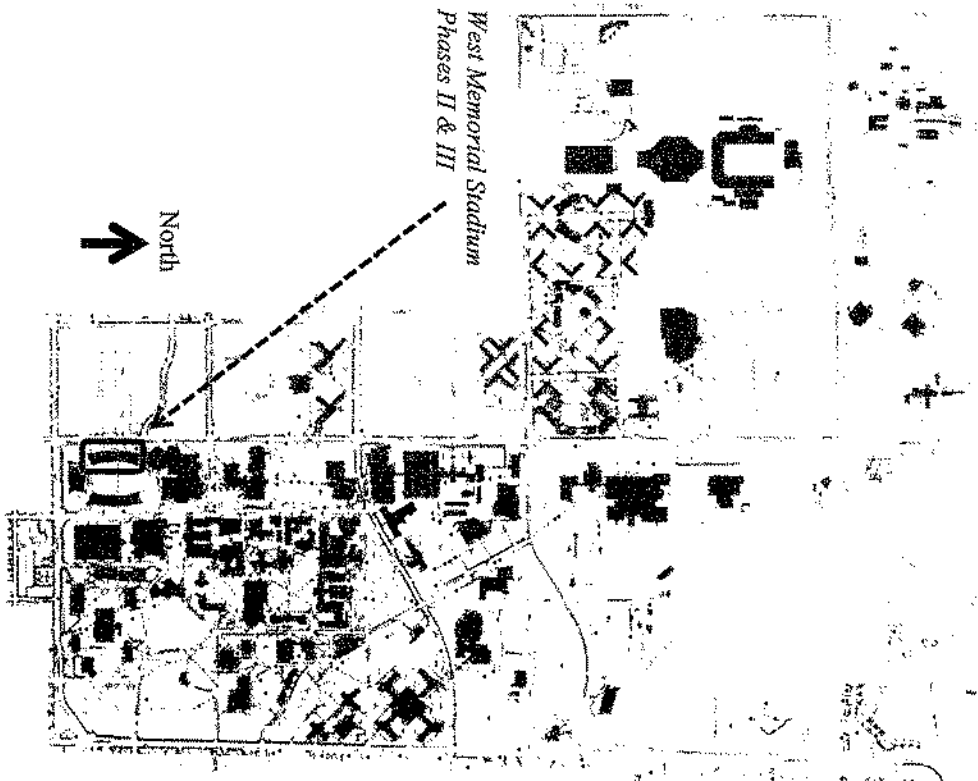
Phase II's general use classrooms are essential to effective scheduling of undergraduate level classes. General teaching space is at a premium and the loss of the three general use classrooms in East Stadium will make enrollment more difficult for currently enrolled students. The addition of public restrooms and storage spaces for Memorial Stadium's playing field will address the issues of public urination in West Stadium's concourses and the illegal storage of items that violate the fire codes. The installation of an ADA compliant elevator will prepare West Stadium's Mezzanine/Second floor for future offices. The project will cost \$2.5 million.

- *Legislative-authorization is required.*

### West Memorial Stadium – Phase III

The office spaces of Phase III will provide needed flex space for upcoming renovations at Kansas State University. The lack of unassigned space that can be used for temporary housing of departmental offices has made it difficult for past renovations to be implemented. Some Deferred Maintenance funded renovations have been limited to school breaks and after hours work. The overtime charges incurred by the contractors are passed on to the university. The creation of flex space will allow future renovations to proceed at a quicker pace and more economical costs. Once the renovations are completed on campus, that space can be permanently assigned to a single department. The project will cost \$2,250,000.

- *Legislative-authorization is required.*



14-25

Phase Floor Plan - Phase I (under way), Phase II Yellow/Blue, Phase III Green Image provided by Ken Ebert Design Group

