

KENTUCKY STATE UNIVERSITY
Proposed Projects Involving the General Fund (cash or bonds)
(amounts in **bold** are the total budget)

2012-2014

(Projects listed by agency priority; descriptions are from the agency submission)

1. Expand & Renovate Betty White Nursing Building **\$9,028,000**

This project will renovate and reallocate space to the Nursing program that was formally designated space for another unit. The available space is inadequate and not well designed for the needs that are required by the Nursing program. This project would provide adequate program space by means of an addition and renovation of existing space to serve the administrative and academic needs of the program. (C-PI)

CPAB Staff Notes

- *This project was included in the 2006-2008 budget enacted by the 2006 General Assembly, but was one of the bond-funded projects vetoed by the Governor.*
- *The 2008-2010 budget included authorization for a \$4,900,000 agency bond-funded project – Expand/Renovate, Construct, or Acquire Existing Structure for the Betty White Nursing Complex.*
- *Betty White Health Center (10,400 gsf) is used as the University health center and nursing program clinical classroom space and office space. The facility is in fair condition and is in need of upgrades and programmatic renovation to provide better functioning space.*

2. Build Central Boiler Plant & Replace Aging Dist **\$46,382,000**

Construct a new central steam heating plant with central warehouse and facilities maintenance offices on KSU campus south of US 60. Current facilities are located north of US 60 in an area designated by the Master Plan for academic growth. Relocation is recommended by the Master Plan and will improve access for maintenance and warehouse deliveries. Campus space south of US 60 is available with easy access to Cold Harbor Drive and Martin Luther King Boulevard. New steam-producing, coal-fired boilers will be installed. KSU desires to remain a customer of Kentucky Coal, if at all possible, given the current KyEPA regulations. This project will extend the steam and chilled water tunnel system from Hathaway Hall to the new central plant. Upgrading the existing 1979 utility tunnel piping is also included in the project. The current steam and chilled water distribution system is 30 years old and in need of replacement. Central chilled water capacity will be increased by the addition of a 750-ton chiller in the existing chilled water plant. (C-PI)

CPAB Staff Notes

- *This project combines several projects from KSU's 2010–2016 Capital Plan: Replace Boiler and Add Pollution Controls project, \$4,222,000 GF; Build Centralized Boiler Plant South Campus project, \$24,414,000 GF; Replace Aging Steam/Chilled Water Pipes Phase I project, \$3,299,000 GF; and the Construct Warehouse Build Central Boiler Plant & Replace Aging Dist project, \$3,597,000 GF.*

3. Construct Pedestrian Bridge across US60 **\$2,206,000**

Expansion of facilities both north and south of US60 has seen this main Frankfort road become a barrier to KSU student pedestrian paths. KSU needs to connect its campus north and south of US60 into one easily accessible campus. The existing pedestrian tunnel is not conducive to easy use nor does it give the safe atmosphere students need. Bridging US60 is the answer. KSU campus space north of US 60 is being developed into a central pedestrian traffic core with perimeter vehicular roads and parking. The Master Plan identified the best way to extend the pedestrian traffic core and transport pedestrian traffic across US60 was an elevated bridge connection from Hathaway Hall to a multistory structure located just south of US60 where the University expansion is occurring. Residence Halls there are home to 450 students. Shauntee Hall is a classroom building south of US60 and home to the Art department. Additional classroom instruction buildings are planned for this area under proposed projects for the Business and Performing Arts programs. An elevator, stairs, and support services will be located in the tower. The existing tunnel will be converted to a utility tunnel for central heating and cooling connections under US60. The bridge connection will be a focal point marker for arrival on KSU campus and a major asset to the KSU community. (C-O)

CPAB Staff Notes

- *This project was requested for the first time in KSU's 2010-2016 plan.*

4. Roof Repair & Replacement Pool 2012 **\$6,506,000**

Repair and replacement of old roofs need to be addressed. Providing attention to these roofs are going to be critical in the next two years. Replacement of roofs based on the total repair or replacement roof area of 99,087 square feet. (C-PI)

CPAB Staff Notes

- *The project also includes \$2,028,000 RF.*
- *Roof Repair and Replacement Pools are proposed for 2014-16 and for 2016-18. The amounts for each biennium are \$3,375,000 and \$5,484,000 respectively.*

5. Construct Business & Technology Center **\$31,528,000**

This project would construct a new 65,200-square-foot building for the School of Business, the University's largest academic program, and one that will play a key role in the University's Strategic Plan. Proposed to be located on the Main Campus south of US60, adjacent to the proposed pedestrian bridge tower which will connect to Hathaway Hall, this facility will provide a highly visible, state-of-the-art home for the Business school that is currently housed in Bradford Hall. The project will permit the development of educational technologies not now available to the school and enable it to meet its mission of providing professional development classes to the entire Frankfort community. This initiative would be the first step in addressing the programmatic and structural issues related to Bradford Hall, current home of the School of Business. The VFA Condition Assessment and Space Study found Bradford Hall to be substandard space for the Business Program and suggested that both the Business School and the Music/Theater programs, also located in Bradford Hall, would be better served in new facilities. The School, with its new MBA

program, hopes to grow 5% each year, but is in a competitive disadvantage at its present location. (C-O)

CPAB Staff Notes

- *The KSU Master Plan recommends that this building feature a lower level parking structure accessible from East Main Street with retail space on its street level floor and a small short term parking lot off East Main St.*
- *The project was included in the University's 2010-2016 plan (\$27,535,000, Priority #4). The cost has increased slightly since 2009.*

6. Construct Classrooms/Performing Arts Center \$96,034,000

The new Center will comprise a 2000 to 3000-seat legitimate theatre, a large auditorium, an art gallery, a catering kitchen and a variety of conferencing/break out spaces. A pedestrian bridge will span E. Main St, connecting the Performing Arts Center to a proposed parking structure on the North Campus. All manner of cultural and performing arts offerings will be made possible at this facility. The Performing Arts program has outgrown the available space in its present location of Bradford Hall. (C-O)

CPAB Staff Notes

- *The VFA Condition Assessment and Space Study found Bradford Hall to be substandard space for the Music/Theater programs and suggested that both the Performing Arts program and Business School (also located in Bradford Hall) would be better served in new facilities.*

7. Upgrade Information Technology Infrastructure \$6,261,000

Both KSU's fiber network and its wireless network need to be expanded and upgraded. The fiber network's current topology needs to convert to a star topology which will require reinstalling fiber to each building and terminating each connection at a central fiber hub. (IT)

8. Renovate or Replace Bradford Hall \$27,266,000

Bradford Hall was identified in the VFA report as a "Top Ten Worst Facility" at KSU. Built in 1964, the building has major structural problems. Several concrete floors are experiencing major settling. A feasibility study was conducted comparing the cost to renovate Bradford Hall vs. building a new structure on site. The study concluded renovation will cost the same as construction of a new facility. (C-O)

CPAB Staff Notes

- *Project was included in the University's previous plan for the 2012-2014 biennium as "Renovate or Replace Bradford Hall, \$23,358,000." The scope increase is due to the addition of a meeting and conference center and a business incubator.*
- *The new building would be used as a meeting and Conference Center. It will also support the School of Business AACSP and ACBSP accreditation as well as allow the University to host small business conferences and a business incubator program.*

9. Renovate Jackson Hall, Phase II **\$5,628,000**

Phase II will complete the renovation of Jackson Hall, the first building built on the KSU campus in 1887. Work to be included in this phase includes: installation of a new fire suppression and alarm system, installation of an elevator and handicapped accessible rest rooms, and replacement of the existing antiquated HVAC system. (C-PI)

CPAB Staff Notes

- *Phase I of this project was authorized in the 2006-2008 budget at a scope of \$1,625,143 (\$137,143 Restricted Funds and \$1,488,000 Federal Funds). The project was completed, but at a reduced scope of \$457,143 since the anticipated funding from the Historic Preservation Fund was reduced.*
- *The VFA Facility Condition Assessment & Space Study notes that adding access to the second floor of this building by elevator installation is critical to the long-term use of this facility. With the addition of an elevator and other proposed improvements, this project will address remaining outstanding regulatory compliance issues relating to ADA, and meet energy efficiency goals established by the state.*

10. Renovate Central Computing Facility, Carroll ASB **\$10,673,000**

The purpose of this project is to expand the Information Technology offices and main campus computer center. It will improve and create a more environmentally efficient facility by improved use of space and electrical energy. This center supports both academic and administrative functional areas. The center is the hub for technology transfer on campus and from campus to the internet. IT has grown beyond the available space in its current Carroll ASB location. As the computing requirements of the University increase, additional hardware is required. Space to bring in new equipment is needed. To meet this demand the room needs to be expanded. A new building addition will house IT administrative functions. Existing spaces in Carroll ASB will be renovated to expand the campus central computing functions. The existing central computer room will be expanded to double its size. This project will update all computer servers and equipment within the central computer room. (C-O)

11. Upgrade Computers Campus Wide **\$1,208,000**

New replacement computers are needed campus-wide in offices and labs. This is needed to have the capability to operate the latest software operating system and application upgrades from the school's primary vendor Microsoft. The current PCs on campus were installed in 2006 and are reaching their end-of-life cycle. PCs need to be replaced every three years in order to keep up with current technology. During KSU's last upgrade, only 400 units were replaced. KSU needs to replace all computers for faculty, staff, and computer labs. (IT)

- 12. Renovate Open Computer Lab In Hill Student Ctr** **\$5,389,000**
Create a contemporary study area for students that will include upgrading the current computer lab facility by upgrading the furniture, computers, and adding more for student development. Additionally, convert the current game room space into a state-of-the-art multipurpose area where students will have a print center, study rooms for group study, wireless capability, and projection units for presentations tutoring. The two areas will merge into one facility called KSU Tech Commons. (C-O)
- 13. Integrated Digital Campus** **\$11,450,000**
The purpose of the Integrated Digital Campus is to make use of the University's network to enhance and improve services throughout the University structure. This integrated or unified digital campus would be IP based allowing the Campus to be in a state of perpetual growth. The Integrated Digital Campus would entail increasing the number of IP based surveillance cameras, purchasing and installing data leakage prevention tools and encryption software, conducting risk assessments and implementing the recommendations, and modifying KSU's PC configuration standards by including device tracking capability in the event equipment is unlawfully removed from campus. (IT)
- 14. Develop Bicycle/Pedestrian Trail** **\$1,025,000**
This project will develop three mixed-use (non-motorized transit) trails with campus-community connectivity. The first connection would consist of a 2,000-foot-long, eight-foot-wide paved trail between the Exum Center, main campus entrance, and the abandoned railbed immediately north of campus, which is slated for community development as a mixed-use rail trail to the downtown core. The second connection, a 150-foot-long, six-foot-wide crushed limestone path and a 120-foot wooden stair case connecting Combs Hall and McCullin Hall to the same rail trail. The third trail would be a 2,100-foot trail from Main Street, along South University Drive to KSU Springhouse. (C-O)
- 15. Capital Renewal & Maintenance Projects Pool 2012** **\$2,110,000**
Repair and replacement of old roofs need to be addressed. Providing attention to these roofs is critical to a safe, healthy indoor environment and the continued use of the facility. Replacement of roofs is based on the total repair or replacement roof area of 237,593 square feet. (C-PI)
- 16. Construct Hill Student Center Addition Phase II** **\$15,822,000**
This project will finish a 2003 addition of the Hill Student Center. Cost associated with original program requirements exceeded the approved 2003 funds. This project will allow completion of the original program which remains valid today. The building addition will include an enlarged ballroom and a theater. The existing Ballroom will be renovated into additional dining/meeting rooms. (C-O)

- 17. Create Pedestrian Mall Hathaway Hall - Hume Hall** **\$1,125,000**
 This project includes construction of a major plaza in the area between Bell Health Building and Hathaway Hall on the North of US 60 Campus, and the closing of University Drive from the Bell Health Building to the parking area south of the Academic Services Building. (C-O)
- 18. Expand Emergency Notification System** **\$4,580,000**
 The purpose of this project is to continue to improve upon the University's emergency notification capability. This includes purchasing and installation of a campus-wide public address system, and campus sirens. Additional hardware components include increasing the number of digital display devices, equipping classrooms with early warning notification capability and enhanced notification and identification capability in University police vehicles. (IT)
- 19. Renovate Blazer Library** **\$25,966,000**
 This project will provide various improvements to the Blazer Library including an upgrade in the HVAC, partial roof replacement, special fire protection for the Library's Special Collections and Archives areas; replacement of the facility's security system; and window replacements in the older section of the facility. The project will also include a state-of-the-art electrical information access and retrieval system. (C-PI)
- 20. Improve Campus Landscape & Signage** **\$906,000**
 This project will make landscape improvements at entrances to the University for campus beautification. It will also include a comprehensive signage package for building identification and providing directions. (C-PI)
- 21. Renovate Carroll Academic Services Bldg.** **\$41,229,000**
 This project would provide for a full renovation of the Carroll Academic Services Building. The renovation will include replacement/upgrade of the building's major systems: electrical, HVAC, and plumbing. (C-PI)
- 22. Replace Alumni House** **\$1,241,000**
 This project would replace the Alumni House, a one-story brick "cottage" constructed in 1961. The building has never undergone a renovation. The facility, owned by the KSU National Alumni Association, contains a lounge that is used for small conferences and meetings as well as for Alumni functions. A more functional facility is needed for the Alumni to assist in their efforts to promote the University and raise funds for the benefit of the University. (C-O)
- 23. Life Safety Upgrade Pool 2012** **\$1,362,000**
 This project would install new or upgrade current life safety systems on campus including upgraded fire alarm systems for Chandler Hall, Combs Hall, Kentucky Hall, McCullin Hall, and "The Halls" and upgraded fire suppression systems for Shauntee Hall and Russell Court. ADA improvements to the Exum Facility, the Athletic Complex and Campus pedestrian walks, Bell Gym steps, etc. (C-PI)

KENTUCKY STATE UNIVERSITY
Proposed Projects Involving the General Fund (cash or bonds) – cont'd
(amounts in **bold** are the total budget)

2014-2016

(Projects listed in alphabetical order)

Build Central Chiller Plant-South Campus	\$4,934,000
Capital Renewal & Maintenance Projects Pool 2014	3,344,000
Construct Warehouse 2016	3,642,000
Life Safety Upgrade Pool 2014	1,363,000
Roof Repair & Replacement Pool 2014	3,375,000

2016-2018

(Projects listed in alphabetical order)

Capital Renewal & Maintenance Projects Pool 2016	\$1,732,000
Life Safety Upgrade Pool 2016	1,363,000
Roof Repair & Replacement Pool 2016	5,484,000

KENTUCKY STATE UNIVERSITY
Proposed Projects Involving Agency Bonds
(amounts in **bold** are the total budget)

2012-2014

(Projects listed by agency priority)

- 1. Construct Parking Structure** **\$13,470,000**
Construct new four-story parking structure on North Campus with elevator and security office. This structure will serve several purposes, accommodating faculty/staff/student parking needs, including community event parking. The project was included in the 2006-2008 budget enacted by the 2006 General Assembly, but was one of the bond-funded projects vetoed by the Governor. Agency bond authority was approved in 2008 at \$7,000,000. Cost of construction has increased to \$ 11,764,000. Project reauthorization is requested (C-O)

2014-2016

(Projects listed by agency priority)

None

2016-2018

(Projects listed by agency priority)

None

KENTUCKY STATE UNIVERSITY
Proposed Projects NOT Involving the General Fund, Road Fund, or Agency Bonds
(amounts in **bold** are the total budget)

2012-2014

(Projects listed in alphabetical order)

Acquire Land/Campus Master Plan **\$2,000,000** **RF/FF**

This project allows the University to take advantage of real property acquisition opportunity to support the University's education program and campus development. Its primary purpose will be to purchase properties adjacent to the main campus pursuant to the University's Campus Master Plan. Acquisitions will provide additional land for campus development and expansion to include potential parking, recreational areas, classroom sites, and Housing and Land Grant Research facilities. (C-O)

Athletics Project Pool 2012 **1,702,000** **RF**

Athletic projects pool. Storage Building - \$90,000. Bleachers - \$247,000. Irrigate practice fields - 335,000. Resurface Athletic Track - \$385,000. Expand Alumni Stadium Office - \$645,000 (C-PI)

Construct Aquaculture Academic Research Facility **7,443,000** **FF**

The 2006-08 budget included authorization for the University to build 24 new ponds using federal funds at a scope of \$1,430,000. The 2008-10 budgets increased authorization to \$4,300,000 so that land could be purchased off campus. This project will increase authorization to \$6,500,000. Aquaculture is the KSU Program of distinction. Its academic program component as well as the research program continues to grow. (C-PI)

Construct New Residence Hall - Phase III **52,762,0000** **OT-LTF**

A new residence hall is needed to house additional students as enrollment projections increase and to provide modern housing facilities. This residence hall would be the third building located in a planned residential quadrangle on the South Campus--beside the new Young Hall and the first privatized-funded Residential Hall. This would be the second residence hall to be built in this quadrangle with privatized financing. The new facility is anticipated to contain approximately 300 beds set up in a combination of suites and apartment layouts. Total square footage will be 110,549. (C-O)

Construct Retail Space/Hotel on E. Main & Douglas **36,588,000** **OT-LTF**

This project would use private funds to build a small hotel and retail complex on the corner of Douglas and Main Streets, primarily on the site now occupied by KSU's motor pool. The retail space would provide entertainment and other support services and activities for the students, staff, and alumni. The hotel, which would be used by alumni and families of the student body would also support the proposed Business and Technology Center and renovate or replace Bradford Hall Projects. The center will be the hub for technology exploration for the Frankfort/Franklin County area where collaboration with the Frankfort Independent and Franklin County school districts take place. The Technology Center will be used for technology conferences. This will be a

major facility not just for Kentucky State University, but for the capital city and the region. The center will be equipped with classrooms, administrative offices, meeting rooms with teleconferencing capability, research facilities, etc. (C-O)

Office for Center for Sustainability of Farms **1,221,000** **FF**
 KSU’s Land Grant Program requires offices and storage space at its agricultural research farm located in Franklin County on Mills Lane. Offices for ten farm staff including the Farm Manager plus offices for researchers is required. Storage space is also required. (C-PI)

Renovate Atwood Ag Research Building **12,368,000** **FF**
 This project would provide a major renovation of the Atwood Agricultural Research Facility, which currently serves as the hub for the Land Grant's Community Research Service. The VFA report commissioned by the Council on Postsecondary Education recommended a major renovation of this building. (C-PI)

Renovate Old Federal Building **4,580,000** **FF**
 The building is on the National Historic Building Register and was recently purchased in August 2009 from the city of Frankfort. The building was the Paul Sawyer Public Library and before that it housed the Federal Court and Post Office. The building has been empty for several years and is in need of a complete renovation. Existing HVAC and electrical upgrades along with ADA accessibility upgrades are required. KSU will develop the building for KSU’s Aquaculture Program of Distinction. The building will have classrooms and public learning space. Additionally, it will display historical artifacts of KSU and Kentucky African American heritage. The program is developed in conjunction with the city riverfront improvements project. A floating classroom is planned on the Kentucky river for public learning in aquaculture. (C-PI)

2014-2016

(Projects listed in alphabetical order)

Acquire Land/Campus Master Plan 2014	2,000,000 RF/FF
Expand Alumni Stadium Dressing Room	8,398,000 RF

2016-2018

Acquire Land/Campus Master Plan 2016	2,000,000 RF/FF
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