

FCR 5

Office of the President
September 11, 2015

Members, Board of Trustees:

RENOVATE/UPGRADE ACADEMIC SPACE – PATTERSON HALL CAPITAL PROJECT
(COMMONWEALTH OF KENTUCKY HIGH PERFORMANCE
BUILDING STANDARDS EXEMPTION)

Recommendation: that the Board of Trustees seek an exemption from the Commonwealth of Kentucky’s High Performance Building Standards pursuant to Kentucky Administrative Regulation, 200 KAR 6:070 Section 3, for the Renovate/Upgrade Academic Space – Patterson Hall Capital Project.

Background: At its September 2014 meeting, the Board of Trustees approved the initiation of the Renovate/Upgrade Academic Space - Patterson Hall Capital Project. Patterson Hall was opened in 1904 as the first University of Kentucky women’s dorm. This \$15,000,000 project will renovate and upgrade the building for use as classrooms, study areas, and gathering spaces for Living Learning Programs; and also include student support offices. Additionally, this project includes major mechanical systems upgrades and exterior repairs. By saving and rehabilitating this building, the University will preserve a significant contribution to the architectural history of the campus.

The criteria for the Commonwealth’s High Performance Building Standards are set forth in Kentucky Administrative Regulation 200 KAR 6:070 and require all new construction and major renovation building projects to use the LEED, or Leadership in Energy and Environmental Design Rating System. Pursuant to 200 KAR 6:070 Section 2, the Patterson Hall Capital Project is required to achieve a LEED rating of Certified or higher (minimum of 40 out of a possible 100 points) including at least seven points for achieving a minimum of 20 percent energy cost savings compared to a standard building design baseline.

As Patterson Hall is a historic building connected to a district heating and cooling system with existing air handling units, the scope of intervention in terms of energy efficiency is limited. While the project will be designed to be as energy efficient as possible and achieve the LEED Certified level, an exemption from the 20 percent energy cost savings requirement is necessary as it would compromise the historic nature of the building and is neither practical nor feasible and would create an extraordinarily undue burden. Consequently, an exemption is in the best interest of the Commonwealth based on the following criteria, as permitted pursuant to the 200 KAR 6:070 Section 3:

- Compliance will compromise the historic nature of the building; and
- The unique nature of the project makes compliance impractical and not feasible.

Action taken: Approved Disapproved Other _____

