

Campus Modernization



10/24/2015



Condition and Space Analysis

Modernization begins with the discussion of which University facilities will most benefit our students and academic and scholarly excellence.

In December, 2006 the Kentucky Council on Postsecondary Education and the public institutions commissioned a firm, VFA, Inc., to assess the condition and space of all the public university and college campuses in Kentucky. UK participated in this assessment.

Each building's physical condition was reviewed in general terms and a facility condition index (FCI) was calculated.

Condition and Space Analysis

Facility Condition Index (FCI) is an industry benchmark that is the ratio of renewal and deferred maintenance dollars to replacement dollars and provides a straightforward comparison of an organization's key facility assets.

To calculate the FCI for a building, the total estimated cost to complete the renewal needs for the building is divided by its estimated current replacement value (CRV).

The higher the FCI, the higher the need for modernization and renewal funding relative to the facility's value. An FCI under 10% is considered good to fair.

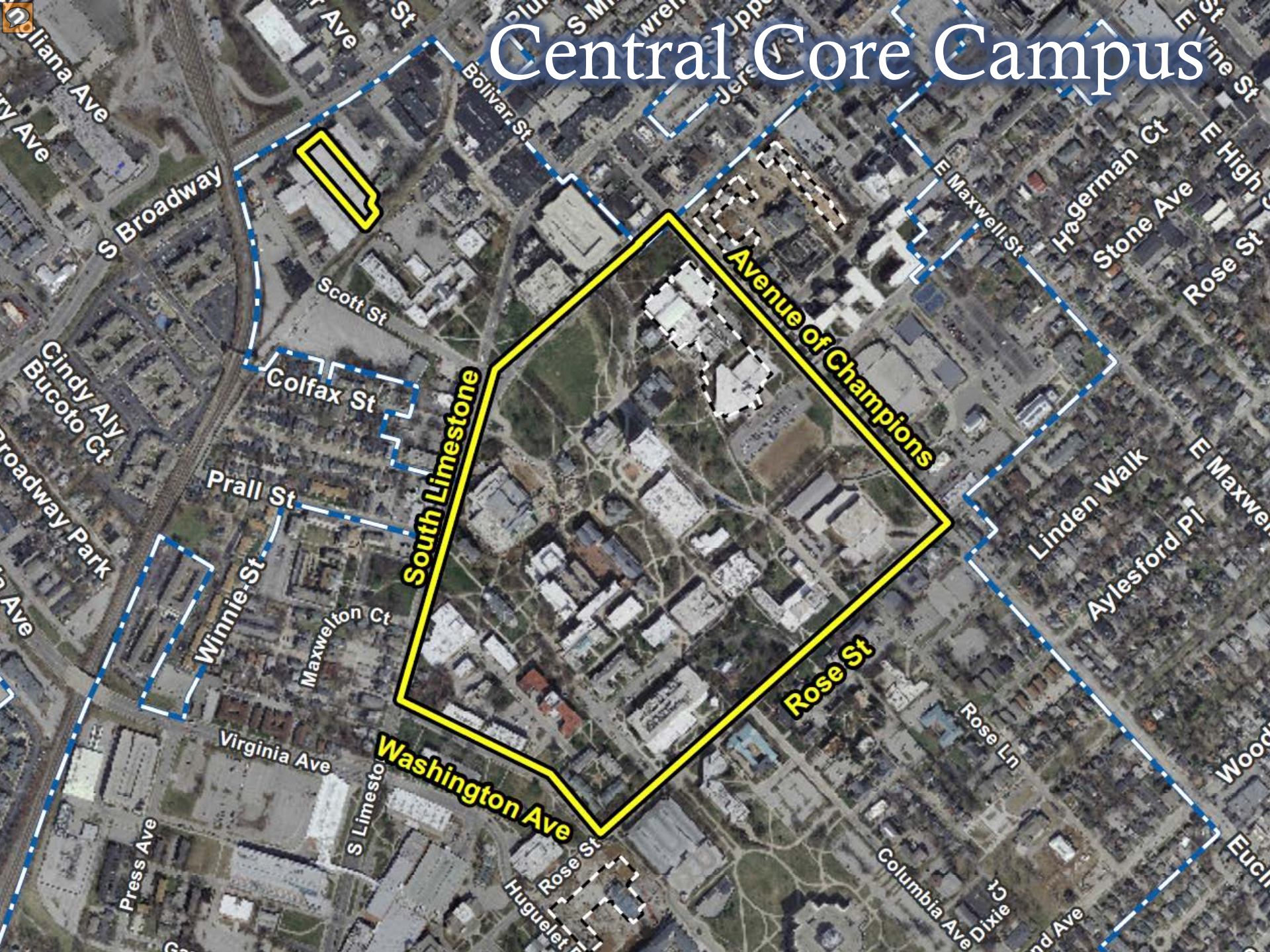
$$\text{FCI} = \frac{\text{Cost of Renewal}}{\text{Current Replacement Value (CRV)}}$$

Preserve and Enhance the Core of Campus

UK's plan is to rehabilitate, renovate and modernize buildings in order to accomplish the following key objectives:

- Utilize space better by allowing for more flexibility for a wide array of class needs.
- Modernize the core of campus to help create a unified sense of place for students and to create better synergies among departments and faculty.
- Preserve several historic structures to commemorate their contribution to UK's 150-year history.
- Manage escalating costs.
- Provide improved energy efficient systems that reduce operating costs and lower future maintenance expenses.

Central Core Campus



South Limestone

Avenue of Champions

Rose St

Washington Ave

Buildings in Core of Campus

Building	5 Year FCI %	Year Constructed	GSF
Barker Hall	43	1902	41,006
Bowman Hall	35	1947	41,448
Bradley Hall	58	1921	24,592
Breckinridge Hall	64	1929	23,825
Chemistry-Physics	50	1963	245,347
Engineering Annex	33	1907	11,172
Erickson Hall	55	1940	39,880
Ezra Gillis	12	1898	13,549
Frazee Hall	49	1907	18,155
Funkhouser	49	1937	109,860
Grehan Journalism Building	24	1951	35,090
Guignol Fine Arts	48	1949	101,181
Kastle Hall	32	1910	51,122
King Library	53	1930	155,447
Kinkead Hall	60	1929	18,296
Lafferty Hall	53	1939	17,719

Building	5 Year FCI %	Year Constructed	GSF
Little Library	32	1974	84,609
Mathews	33	1908	18,040
McVey Hall	46	1928	51,866
Memorial Hall	61	1929	20,343
Miller Hall	11	1898	28,476
Mineral Industries	44	1950	19,204
Old Engineers Residence	58	1919	3,524
Patterson Office Tower	46	1970	272,456
Pence Hall	25	1909	41,472
Research Facility 1	45	1969	25,678
Reynolds I	59	1903	144,081
Singletary Center for the Arts	54	1979	121,404
Slone Research	65	1957	30,536
Terrell Civil Engineering	56	1941	10,535
White Hall Classroom	42	1970	154,642

Initial Criteria

Buildings may be evaluated using one or more of the following criteria:

1. Buildings impacting Student Success.
2. Buildings located within physical core of campus.
3. Buildings with potential for consolidation of department space.
4. Buildings having historical or architectural significance.
5. Buildings having FCI (Facility Condition Index) ≥ 20 (10 and below is considered fair to good).

Buildings in Core of Campus

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Preserve and Enhance the Core of Campus

UK's Request for the 2016-18 Biennium is to Partner with the Commonwealth Again

UK proposes a Facilities Renewal and Modernization project to create a \$250M pool of funds:

- \$125M in state bonds
- \$125M in agency bonds (philanthropy, fund balances, and other funds)

Preserve and Enhance the Core of Campus

Work will include the following categories:

- Exterior and Interior Improvements
- Life Safety Upgrades
- ADA (Americans with Disabilities Act)
- Energy Conservation



Next Steps

- Work with deans, faculty, staff, and other members of the UK community to program buildings.
- Work with consultant to determine scope of projects based on identified criteria.
- Narrow list of buildings in Phase One to those meeting the initial criteria and for projects that can be completed within the proposed \$250M budget.



Patterson Hall Rehabilitation



ility Modernization In Progress

Patterson Hall Modernization

- Constructed in 1904.
- First Women's Residence Hall.
- Repurpose the space.
- Facility Condition Index.
 - Although an FCI was not calculated for this building, in comparison to other buildings of similar vintage the FCI would be approximately 50 – 60%.



Patterson Hall Modernization

Constructed in 1904

EXTERIOR:

- Replace the windows
- Restore the cornice
- Restore the second floor porch
- Repoint the brick
- Rehabilitate the masonry
- Make front door accessible to those with disabilities
- Rebuild stair towers at rear



Patterson Hall Modernization

Constructed in 1904

INTERIOR

- Create classrooms, study lounges, offices and study rooms for students.
- House 3 visiting scholars.
- Reuse the central ballroom.
- Restore the exterior second floor porch.
- Maintain high ceiling heights.
- Refinish wood trim, floor and doors.
- Restore the main corridor.
- Refinish the historic doors.
- Install new lighting.
- Rehang doors.
- Maintain window transoms.
- Restore pressed tin ceiling.
- Clean up systems distribution.

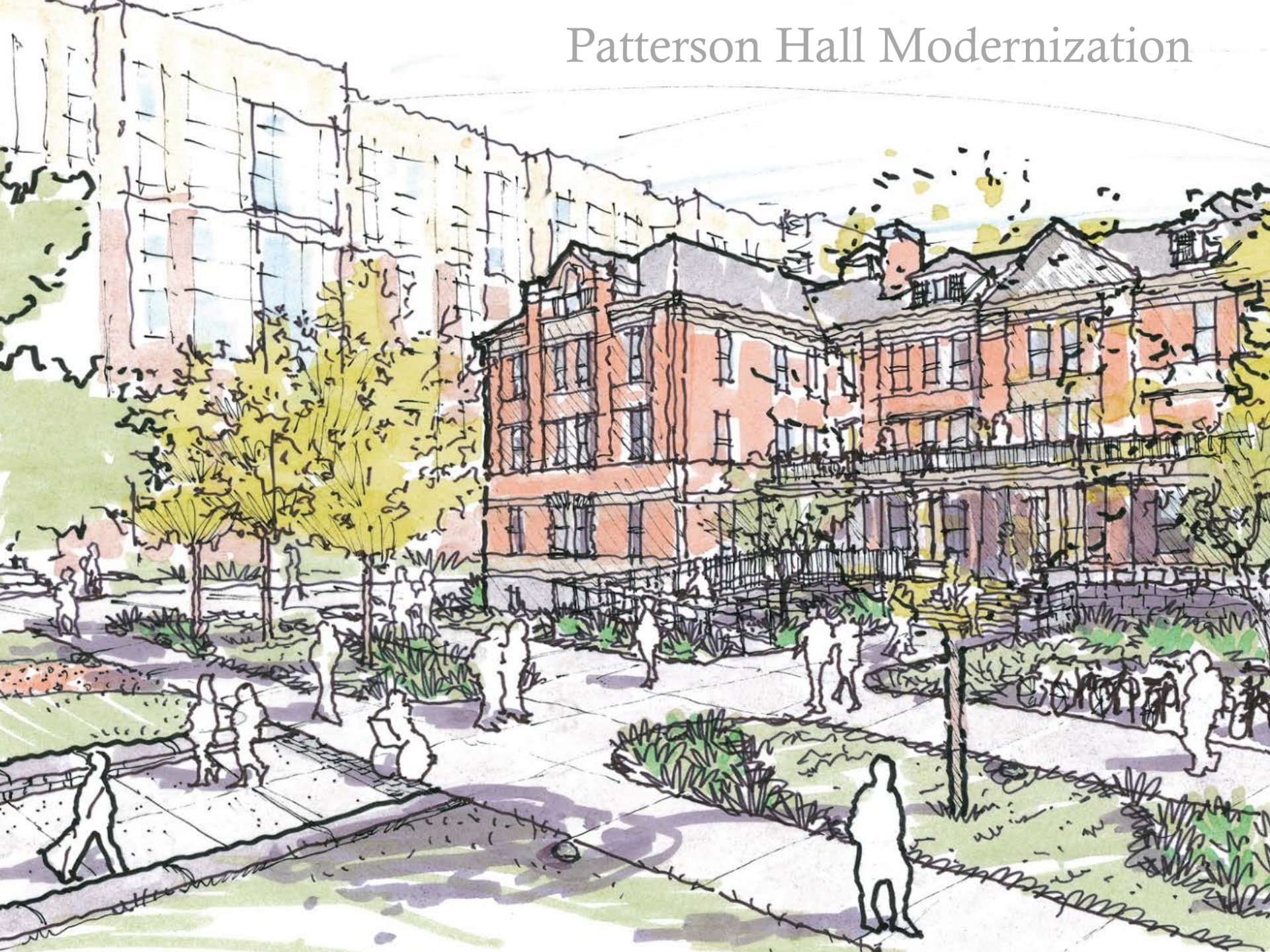


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