

# Kansas State University

## Moore Hall Bathroom Remodel PROGRAM

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In association with Housing and Dining Services



# Introduction

Moore Hall has served the students at Kansas State University since 1965. It is a part of the Derby Complex and is 125,132 square feet. It has a maximum capacity of 649 beds in a double room configuration. The building has undergone renovations over the years but needs major renovation. The calculated deferred maintenance to bring it to 80% is \$20,000,000.

There have been many renovations both aesthetic and infrastructure. The structural system is in good shape and the HVAC has had several upgrades. The original asbestos ceiling texture has been removed on several floors. A sprinkler system was added in the 2000's. The main lobby has been updated and a student store was added. The elevators were updated several years ago.

Moore Hall has a long history of being a preferred building by our students and this project will help ensure it will continue to be. It needs new fire safety systems (will be done this summer), asbestos removal, plumbing systems, building ventilation, window replacements, roofing, flooring, and other finish upgrades. A major desired upgrade is a bathroom configuration that gives the students the privacy they prefer. This project will be focused on bathroom remodeling.

# History

The Department of Housing and Dining Services is proud of its success in making K-State a "home away from home" for students since 1948.

1948: Housing and Dining Services was founded

- Thornton Edwards was the first director of the department (1947 – 1974)
- Thomas J. Frith (1974 – 1990)
- Charles Werring (1990 – 2011)
- Derek Jackson (2011 – present)

1926: Van Zile Hall was built as an all-female hall

1951: Northwest Hall (Boyd Hall) opened

1952: Southeast Hall (Putnam Hall) opened

1957: Jardine Apartments were built

1960: Goodnow Hall was completed

1960: Kramer Dining Center was completed

1962: Bessie B. "West" Hall was completed

1964: Marlatt Hall was completed

1965: **Moore Hall** was completed as the first part of the Derby Complex

1965: Derby Food Center opened

1967: Ford Hall, part of the Derby Complex, was completed

1967: Haymaker Hall, part of the Derby Complex, was completed  
2007: Jardine Apartments Buildings 1, 2, 3, 4, 5, 7, 8,9,10, 11 and 13 opened  
2010: The Jardine Marketplace was established  
2010: Jardine Apartments Building D  
2012: Jardine Apartments Building E  
2012: Jardine Apartments Buildings 14, 15 and 16 opened  
2013: Honors House opened  
2016: Wefald Hall and Kramer Dining Center were completed  
2021: Derby Dining Center Renovation completed

## Scope of Work

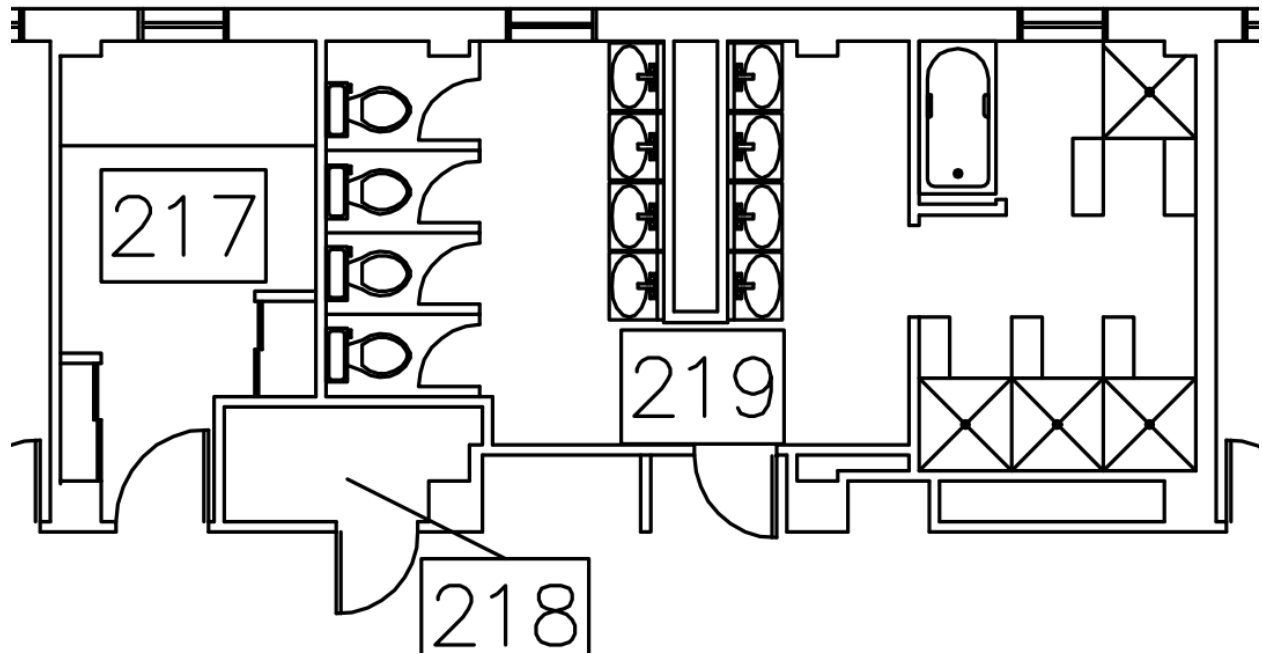
Moore Hall is one of our larger buildings and the last to receive a large renovation. We have accomplished renovation for all our other larger residence halls. With the expected return to larger first year student classes, we need the beds to help house all who are interested. If we were to build new this number of beds, we would be more than \$100M without the financing costs. A renovation helps keep the price of our room and board more affordable. The building has a reputation for a strong community and is worth the reinvestment. Moore Hall is a 10 story building with 124,000 total square feet of which 9,000 square feet are community bathrooms. The HVAC is in fairly good shape and won't be replaced. The building is fully sprinklered and won't be replaced. The fire alarm will be replaced this summer. The emphasis will be on the bathrooms. The plumbing has been a problem especially with the waste line. There is exhaust but no control for balancing and no make up air. The showers have had numerous leaks and even show signs of wetness on the exterior of the building. Then the configuration isn't the preference of today's students. West Hall was renovated to create more privacy for the students. There is a desire to change the bathroom floor plans to match West Hall. The following is a brief description of the desired changes to the Moore Hall bathrooms:

1. Match the West Hall bathroom room layout.
2. There are 18 community bathrooms on 9 floors (excludes one in the basement).
3. Replace all the supply and waste/vent plumbing lines.
4. Replace the exhaust fans, controls, and ductwork.
5. Add make up air units and ductwork.
6. Adjust the sprinkler lines.
7. Adjust the fire alarm.
8. Adjust the HVAC.
9. All new fixtures and finishes.
10. All new lighting and electrical.
11. Include modifications to the custodial closet and drinking fountain.
12. Other unknowns

## Site Map

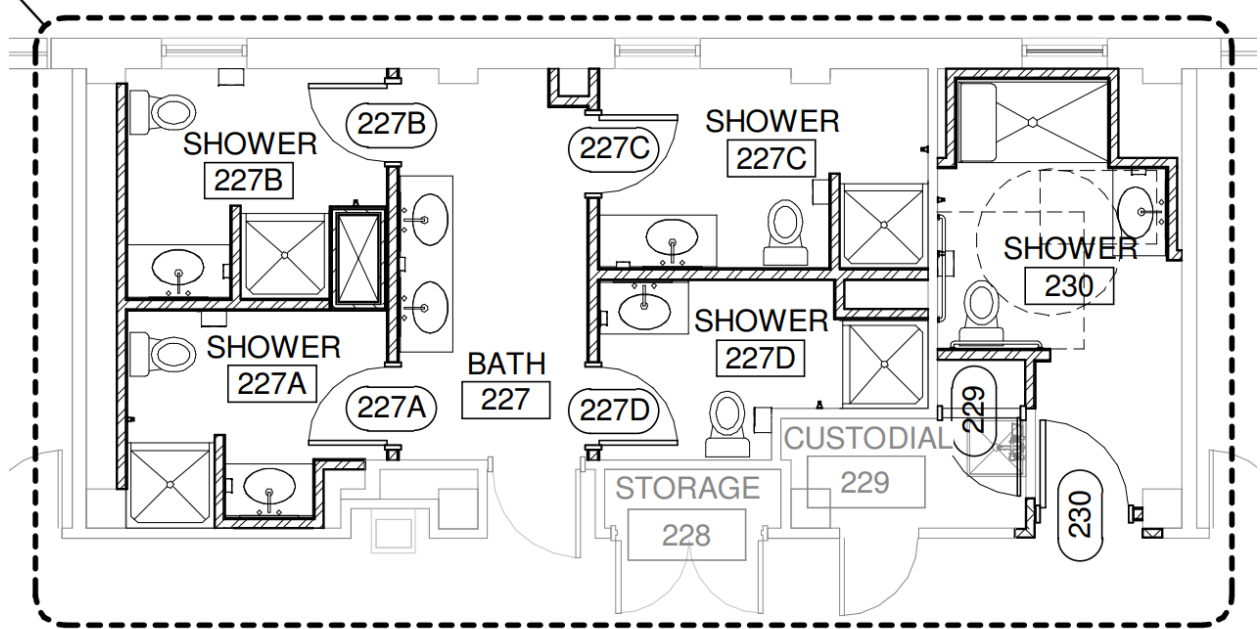


## Moore Hall Current Condition Diagram and Photos





## West Hall Diagram and Photos (design for Moore)



## Budget

Estimate of Project Costs	
<b>Construction</b> (Construction Cost, etc.)	2,700,000
<b>Design Fees</b> (Architect, Engineer, other Consultants)	270,000
<b>FF&amp;E</b> (Furniture, fixtures, equipment, etc.)	150,000
<b>Contingency</b> (Construction contingency at 10%)	270,000
<b>Miscellaneous Costs</b> (Administrative fees, internal labor, owner contingency, etc.)	310,000
<b>Total</b>	<b>3,700,000</b>

## Funding

The project will be funded with Departmental Funds.

## Maintenance

Because this project only includes renovation of existing spaces and no significant changes in function or equipment, maintenance will continue per the current arrangement with university Facilities Management.

## Timeline/Schedule

The project will be scheduled as follows:

Submit to Board of Regents for March 2024 Meeting  
Select Architects in April 2024  
Programing/Design/Construction Documents by September 2024  
Bidding October 2024  
Construction start December 2024  
Phase project over 2 years, one wing at a time  
Phase 1 – December 2024 – August 2025  
Phase 2 – May 2025 – January 2026

# Phasing Plan

