

Kansas State University

Boyd, Putnam and Van Zile Hall Strong Complex Remodeling Project PROGRAM

October 19, 2023

Prepared by PGAV Architects with Facilities Campus Planning and Project Management, Housing and Dining Services, and the Staley School of Leadership



Executive Summary

Van Zile, Boyd, and Putnam Halls, collectively known as the Strong Complex, are uniquely positioned to support the University's bold vision to create a new living /learning community that is "distinctly K-State." Embedding the Honors Program in an on-campus undergraduate community with an established history and tradition of excellence will be a major differentiator in recruiting high-achieving students to K-State, in supporting those students socially and academically throughout their education, and in inspiring them to remain connected to the University as advocate-alumni after graduation. This new "Strong Community" is poised to be an anchor for academic achievement at K-State, and a catalyst in enabling the Honors Program to reach its full potential.

The concept outlined in this report would transform all three halls to meet the needs of today's undergraduate students, all while enhancing their experience by providing daily access to the counsel, inspiration, and support offered by the Honors Program, which will move to the ground level of Boyd. A new dining concept in Van Zile would complement the offerings currently available at Derby Dining Center, while providing greater flexibility in serving smaller populations on campus during summer and winter intercession. The concept anticipates a second academic support program being embedded in Putnam in the future to further expand the living / learning possibilities at Strong.

The cost analysis outlined in Section 7 of this report anticipates a construction budget in the \$32M range, including renovations throughout all three buildings and major infrastructure improvements necessary to renew aging systems and extend the life of these historic facilities. The process of prioritizing proposed renovation and infrastructure improvements to align with the University's budget goals is underway, and this report will be amended as needed to align with those priorities.

The schedule outlined in Section 8 of this report would complete the transformation in two phases of construction beginning with concurrent renovations in Boyd and Van Zile beginning in the summer of 2024, and renovations in Putnam to follow beginning in the fall of 2025, with both phases of construction complete ahead of the fall 2026 semester.

Introduction

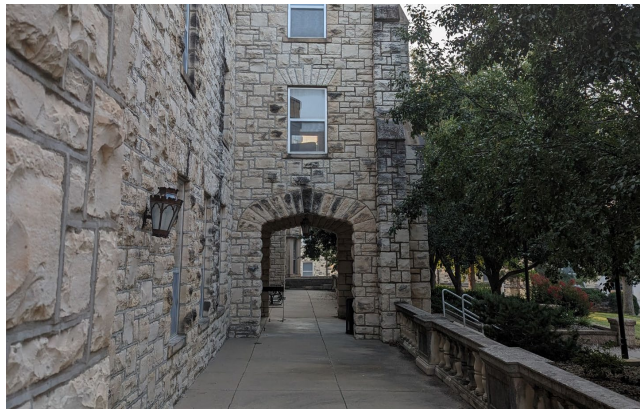
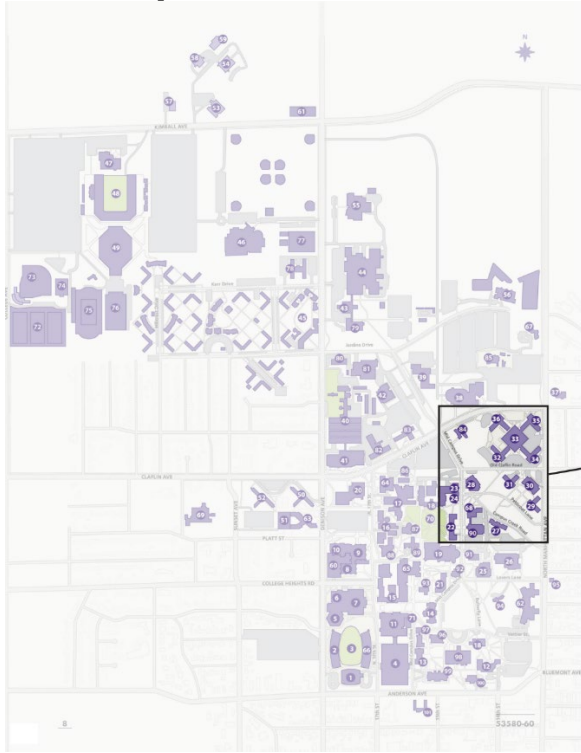
The three-building Strong Complex has been an anchor for resident life at K-State for nearly a century, making Van Zile, Boyd, and Putnam Halls the oldest residence halls on campus. Located at the eastern edge of campus along North Manhattan Avenue between Petticoat Lane and Old Claflin Road, residents of the Strong Complex are immersed in the academic and social aspects of life on campus. Directly north of the Strong Complex is the Derby Complex which includes Ford, Haymaker, West, and Moore Halls, providing residents access to amenities not currently available within Strong, such as the recently renovated Derby Dining Commons.

The buildings' cohesive collegiate gothic architectural style, their scale and arrangement around a communal outdoor space, and their long history and tradition have had an enduring appeal among students. They are truly unique among the various on-campus residential options available at K-State.

Beginning in the 2020-21 academic year the Strong Complex was leveraged as part of the University's pandemic response, with Van Zile providing isolation rooms for students exposed to COVID-19. All three halls are currently vacant, however projected undergraduate enrollment growth will require that they be partially occupied again as soon as the 2024-25 academic year, and all three halls are expected to return to full occupancy in the near future.

The current vacancy represents a unique opportunity to reimagine the Strong Complex in support of other strategic initiatives to create a distinctly K-State living/learning community. PGAV was engaged in February of 2023 to conduct a programming and concept study to help define the vision and functional requirements for such a community, and to explore concepts for renovating all three buildings in support of this vision. This report summarizes our findings and recommendations for the project.

Site Map



Project Description

HISTORY

Van Zile Hall was the first of the three buildings to open in 1926. In 1990, a renovation transformed Van Zile into a suite-living style hall with single and double rooms and private or semi-private baths. The residence hall is named for Mary Pierce Van Zile, who served as Dean of Women from 1909 to 1918, and Dean of the Division of Home Economics from 1913 to 1918.

Boyd Hall (originally known as "Northwest Hall") opened in 1951. It was renamed in 1961 honor of Mrs. Mamie Alexander Boyd of Mankato, Kansas, who was a 1902 K-State graduate, taught in the College of Agriculture, and served as the first female president of the K-State Alumni Association.

Putnam Hall (originally known as "Northeast Hall") also opened in 1951, and is a mirror image of Boyd. It was renamed in 1961 in honor of Dr. Irene Putnam, whose noteworthy contributions to K-State include the Putnam Scholarship Program created as a memorial to her late husband, Harry J. Putnam.

These facilities have a tradition of academic excellence, with numerous residents having achieved recognition as Rhodes Scholars, Marshall Scholars, and various other distinctions. The community is also unique in that all three halls are named in honor of women.



VISION

The University's vision for the project is to renovate the Strong Complex to serve as home to the University Honors Program, and to create a diverse living-learning community anchored in leadership, engagement, and service where high-achieving students are inspired and supported to thrive academically and personally. This community will:

- Create a recognizable center of operations and face for the Honors program, increasing visibility and access for prospective Honors students, current Honors students, and alumni.

- Enhance learning and achievement of Honors students through productive spaces, purposeful activity, and a shared sense of community and belonging.
- Provide social and emotional support for high-achieving students as they transition to college and prepare for future careers. The intentional utilization of shared spaces (residential, classroom, and social/event spaces) will help to create this community and offer this support.
- Elevate engaged learning as a signature student experience, in Honors and beyond. Programming will support student engagement with global challenges through community-based service and learning. Connecting applied experiences through service-learning programs with scholarly and creative inquiry anchors the Honors experience while also serving non-Honors cohorts and individuals.
- Foster an inclusive and diverse community, both within Honors and in the residential community as a whole. A focus on leadership, engagement, and service reaches a broad population of students, some who may not initially consider Honors, helping to grow and diversify the program. Intentional residential invitation also to university competitive scholarship finalists (Kassebaum, Presidential, Civic Leadership, Edgerley-Franklin Leadership Scholars), participants in Developing Scholars, McNair, First Scholars, Project Impact, and others could create key inter-programmatic and interdisciplinary synergy, and aid development of new groups and collaborations.
- Renew and modernize all three facilities to meet the needs of today's students, balancing privacy and community, and further diversifying the on-campus living options available to students. Although the majority of residents have traditionally been freshmen and sophomores, the renovation will incorporate room styles intended to appeal to upper classmen, providing a viable option for students to remain a part of the community throughout their academic career.

EXISTING CONDITIONS

VAN ZILE

Van Zile functions as the central hub of the Strong Complex. It is a 3-story building (plus a basement), approximately 47,000 square feet total. The structure is concrete with wood truss roof. Existing construction most closely resembles Type I-A construction as defined in the 2018 International Building Code.

Although Van Zile is the oldest of the three buildings, it is also the most recently renovated (in 1990). This prior renovation addressed a number of deficiencies, expanded the building to the north, and added automatic fire suppression throughout the facility.

The lower level provides resident social spaces, study and music practice rooms, and the primary laundry facility for the building. "Tunnels" at the southwest and southeast corners of the floor provide enclosed access to Boyd and Putnam. The west wing of the basement previously served as a Quick Cats Convenience Store. Although grab-and-go dining options will still be made available, the Quick Cats concept on the lower level will not be retained.

The building's primary entrance is on the south elevation of level one. The reception desk and mail room are immediately adjacent to the main entrance to the east. Both are undersized by today's standards, given the size and volume of packages residents now receive. Staff offices are positioned immediately west of the entrance, and a recently refreshed staff apartment occupies the southeast corner of the floor.

The majority of level one is devoted to a commercial kitchen and dining hall, including a tiered dining space in the center of the plan. The current layout is configured for an all-you-care-to-eat dining model with controlled access to and from the dining area. These restrictions limit the possibilities for use of these spaces for anything other than dining as currently configured.

The second and third floors are entirely resident rooms in various single and double configurations with private restrooms within the rooms. The irregularity of the plan has led to a wide variety of room shapes and sizes, which students found appealing when Van Zile was previously occupied.

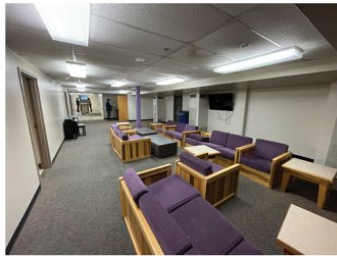
Apparent code and ADA issues in Van Zile include:

1. The main building entrance is not ADA accessible. A secondary building entrance is nominally accessible.
2. The tiered center dining room on the first floor is not ADA accessible.
3. The east wing of the lower level is not ADA accessible.
4. Several existing doors throughout the facility lack ADA compliant hardware, proper approach clearances, and vision panels installed at the proper height.

SECTION 4



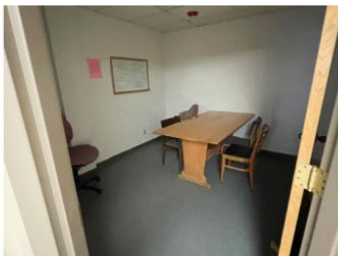
EXISTING VAN ZILE LOBBY



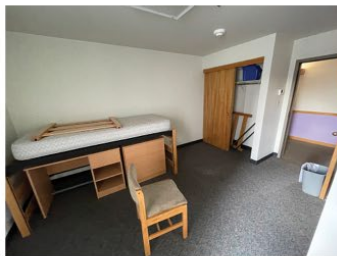
EXISTING VAN ZILE LOUNGE



EXISTING VAN ZILE TIERED DINING ROOM



EXISTING VAN ZILE STUDY ROOM



EXISTING VAN ZILE RESIDENT ROOM



EXISTING VAN ZILE RESIDENT ROOM

BOYD & PUTNAM

Boyd and Putnam function as separate independent residence halls as part of the overall Strong Complex. They are 4-story structures (plus basement and unoccupied attic), each approximately 59,000 square feet total. Existing construction most closely resembles Type III-A construction as defined in the 2018 International Building Code.

Boyd and Putnam have been well maintained since their original construction in 1951. Both facilities received new composite shingle roofs and copper gutters and downspouts in recent years.

Two wings of the basement are currently utilized for double, triple, and suite style rooms. The lower level also provides resident social spaces, study rooms, office space, a fitness room, and the primary laundry room for the facility. The rest of the floor is mechanical, storage, and custodial space.

A large formal living room is the most distinctive feature of the main level. Staff offices and living spaces are also positioned on level one. Resident rooms of various shapes and sizes occupy the remainder of the floor.

Levels two, three, and four are resident floors with rooms of various sizes and configurations. Large communal restrooms are original to the building, are not accessible, and do not provide the privacy today's students desire. Ceilings on level four slope with the pitch of the roof, limiting options for bunking beds for efficient space use in multiple-occupant room configurations.

Several non-conforming code and ADA conditions in Boyd and Putnam are documented in the current code footprints attached.

Enclosed connecting tunnels provide conditioned access between the three buildings. These connecting tunnels are nominally accessible, although slope and handrails do not appear to be fully compliant.



EXISTING BOYD OFFICE



EXISTING BOYD LOBBY & LIVING ROOM



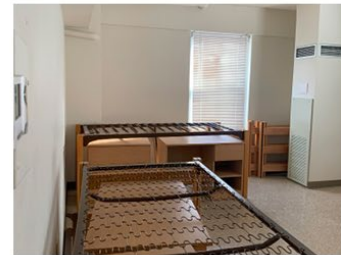
EXISTING BOYD LOBBY & LIVING ROOM



EXISTING BOYD STUDENT LOUNGE



EXISTING BOYD RESIDENT ROOM



EXISTING BOYD RESIDENT ROOM

HVAC

The three buildings are served by a chiller plant north of Van Zile Hall.

1. The plant is comprised of three 150 Ton air-cooled chillers that are 30+ years old. One chiller has frozen and is inoperable. The other two have been rebuilt and are reportedly operable for the short term but will need replacement. Instead of replacing the chillers, the Owner prefers that the complex be connected to the campus chilled water system. This will require underground piping from Van Zile Hall, west beneath Old Claflin Road, to the existing valved branch lines located north of the Leadership Studies building. This is the basis of the current project budget. The option of replacing chillers may be further explored during the design phase.
2. The plant chilled water pumps, valves and appurtenances also require replacement.
3. Steam to heating water exchangers and pumps will be replaced in each building and will be reorganized to be more serviceable.

Each of the three buildings is conditioned by a 2-pipe system serving fan coil units. These systems will be replaced with 4-pipe systems allowing simultaneous heating and cooling of different zones.

1. All fan coil units will be replaced.
2. Where possible in student rooms and stairways, floor mounted units will be replaced with ducted, horizontal units located above suspended ceilings.
3. Existing heating and chilled water, steam and condensate piping may be reused where existing routing and sizing is appropriate.
4. Reused piping with damaged insulation will be reinsulated.
5. Existing AHU's will be reused where appropriate. In Van Zile Hall, AHU-2 has been equipped with a fan wall. AHU-3 and AHU-4 will be retrofitted in a similar manner.
6. Existing supply and return ductwork that is reused will be cleaned.
7. Dedicated outside air systems will provide outside air, conditioned to room-neutral conditions per ASHRAE 62 and supplied to occupied areas. Each DOAS unit will include a heat recovery wheel,

glycol cooling coil, and glycol heating coil. Heat recovery from exhaust air streams will be included in the design of the outside air systems. A heat exchanger and glycol loop will protect the water coils.

8. Toilet rooms will be exhausted per the International Mechanical Code requirements.
9. In Van Zile, a condensing unit installed inside the building will be relocated to the exterior of the building.
10. Temperature Controls - All central plant and common area heating and cooling temperature controls will be replaced with Owner's-standard JCI DDC systems. Fan coil units will be controlled with Owner's standard Telkonet cloud based, smart thermostats with occupancy sensors.

PLUMBING

1. Boyd and Van Zile Halls have instantaneous steam domestic hot water heaters which will remain. The domestic hot water storage tank with steam heat exchanger tube bundle in Putnam Hall will be replaced with an instantaneous steam domestic hot water heater. In addition, an electric storage type water heater will be installed in each building to provide hot water for the week in summer when campus steam is shut down and hot water is needed in the building.
2. Most, if not all, of the domestic water piping in Boyd and Putnam Halls has been replaced with copper piping. Any remaining steel domestic water piping in these buildings will be replaced with copper piping. The domestic water piping in Van Zile is copper and may remain where applicable.
3. All waste piping in Boyd and Putnam Halls will be replaced. Waste piping in Van Zile Hall may remain where applicable.
4. Plumbing fixtures in Boyd and Putnam will be replaced. Plumbing fixtures in Van Zile may be reused.
5. The grease interceptor serving the Van Zile Hall kitchen was replaced and relocated to the driveway outside the building within the last ten years. It may be reused if it is adequately sized for the new kitchen fixtures/flows.

ELECTRICAL

1. All three buildings have modern electrical distribution equipment. New power feeders and branch circuits, and Square D panels were installed in Boyd & Putnam Halls approximately 23 years ago. Van Zile Hall was rewired in the last renovation.
2. Fire Alarm Systems – A new Silent Knight voice evacuation system is being installed in Van Zile Hall. An older Silent Knight addressable system is installed in Putnam Hall. The panel will be replaced, and the system will be upgraded to include low frequency sounder bases in student rooms. An older and obsolete Farenhyt system is installed in Boyd Hall. This system will be replaced with an Owner's-standard Silent Knight system.
3. The Owner will purchase and install Synexis wall-mounted air purifiers in Student rooms and group areas. A power receptacle will be installed high on the wall in each occupied room.
4. Lighting: new LED is being installed in the Van Zile Hall vanities and bathrooms, all other lights in all three buildings are 30+ years old and will be replaced with LED fixtures and IECC compliant controls.
5. Additional power circuits and receptacles have previously been installed in student rooms. Additional receptacles will be installed in newly furred out exterior walls in these rooms.
6. Emergency lighting (battery) in exit paths is inadequate. A natural gas engine driven emergency generator will be installed with distribution to provide power for emergency lighting and the fire alarm systems.
7. Technology: Fiberoptic cable is routed to each building. In Van Zile Hall, new wireless access points (WAP) have been installed in each student room, and new Cat. 6 cable is routed throughout the building. In Boyd and Putnam Halls, a WAP will be installed in each student room, and Cat 6 cable will replace existing Cat 3 and Cat 5 cable using existing raceways where possible.

FIRE PROTECTION

1. Van Zile Hall is fully sprinkled. This system will be modified to accommodate the renovated areas.
2. In Boyd & Putnam Halls, fire protection services were previously installed and only the basements were sprinkled. These systems will be modified and extended to serve the entire building.

PROGRAM SUMMARY

The proposed space program for the Strong Community includes a dynamic mix of spaces embedding Honors Program functions within the context of a rich residential community. The resulting living/learning environment will meet all of a contemporary undergraduate student's housing and dining needs, while providing convenient access and exposure to the academic support functions available through the Honors Program. Functions and spaces included in the Strong Community shall include:

Honors Program:

- Office space for Honors staff (4 private offices at 115 SF)
- (2) Small seminar rooms (15-25 person capacity)
- (1) Conference room (8-12 person capacity)
- (1) Large Multipurpose / lecture space - can be shared with Housing and Dining
- Designated student workstations (4 workstations at 48 SF)
- Honors lounge & kitchenette

Dining:

- New, unique food concept that may include made-to-order sandwiches and salads; pizza; in house pre-made items or other packaged foods (both refrigerated and room temperature) for purchase as a meal or meal accompaniment. Pricing to be ala carte, not all you care to eat as in the other two dining centers. Residents living in the Strong Complex will have access to both Derby or Kramer Dining Centers for a traditional cafeteria experience.
- Dining to service both meal plan students and others not living on-campus.
- Flexible dining space that will remain open and accessible for students throughout the time when the building is open and when the food service area may not be operating.
- Outdoor dining

Additional Resident Resources Within Each Building:

- Individual and group study spaces
- Resident lounge space
- Community kitchen
- Flexible wellness space
- Creative / craft space
- Game room
- Music practice rooms

Resident Rooms & Bathrooms:

- Renovated resident closets and room entry
- New single-user toilet & shower rooms

Other Community Improvements:

- Renovated lobbies and reception
- ADA accessible entry experience
- ADA accessible elevators
- Additional ADA accessible, gender inclusive single-user restrooms
- Centralized mailroom, supporting the whole community
- New Housing & Dining staff space
- Updated finishes and fixtures throughout

Resident rooms will be equipped with the University's standard furniture package from Southwest Contract Furniture, which includes medium loft/bunk beds with 51" guard rail and adjustable steel ladder, pedestal desks, three-drawer chest, chair, sofa, and end table.

Refer to the construction cost analysis in Section 7 for a more detailed space list with room areas as depicted in the design concept plans included in Section 6.

CONCEPT

VAN ZILE

Van Zile will serve as the front door and primary gathering space to the Strong Community. Given its central location within the community, it will house the primary front desk and mail/package center for all three buildings. Nearby, staff offices for Housing and Dining will be right sized to create a more open and inviting entry experience. The existing fireplace remains as a feature with open student lounge space surrounding it. All-Gender restrooms are incorporated wherever possible to promote inclusivity.

As it has done in the past, Van Zile will house a new dining concept that will complement the offerings at the nearby Derby Dining Commons. Several options for dining concepts were discussed during the study including grab and go, convenience store offerings, specialty cuisine, a la carte options, healthy bowl options. A food service consultant should be engaged during the design phase to assess the existing kitchen equipment, assist in the development of the new dining concept, and plan preparation, cooking, and serving layouts for the renovated dining facility.

Open access dining and study space is prominently featured on the first floor. A communicating stair and an opening in the existing floor slab will strengthen the connection between the first floor and lower level. During the design phase, further study by a structural engineer will be required to confirm the feasibility and structural modifications needed to create this vertical connection.

At the center of Van Zile's first floor, a flexible gathering space is located within the residence hall's original exterior walls. The stone walls and window openings provide a direct visual connection to the building's history. This tiered space features a historic fireplace as the focal point of the room. The flexible gathering space is planned to be a shared amenity for the Honors Program, Resident Life, and Dining. During peak hours, the space could serve as a dining room, as it did when Van Zile was previously in operation. Programming in this space could include guest speakers, music performances, and movie nights (both popular cinema and art films). Entry points and accessibility of this tiered space needs to be studied further during the design phase. As previously mentioned, the tiered space is not currently ADA accessible.

In the lower level of Van Zile, Dining/Study space is visible from the floor opening above. Nearby, popular student amenities serve residents of the Strong Community. The craft room offers storage for supplies and projects cleanable, durable finishes for messy projects, and large tables with plenty of space for creative activities. A flexible wellness space is planned with limited fitness equipment for a space that can double as a yoga studio and a low-sensory space. Acoustical separation from surrounding space will be important to the success of the wellness room. An Esports/recreational gaming room will provide comfortable seating for those who want to play or watch gaming activities. Gaming is a popular activity in the current Honors House, as well as the other residence halls.

A community kitchen offers appliances, storage, and prep space needed for residents to cook or bake. With seating integrated into the room, students can gather and share the snacks and meals they have prepared. The center of the lower level will be opened up to improve circulation and create more connected student lounge space. Existing laundry is maintained in its current location.

The ramp in the southeast corner of the plan is reconfigured to achieve ADA accessibility and improve flow. The southeast corner will house small group study and music practice spaces, along with open study space. The east/northeast portion of the plan will maintain housekeeping locker rooms in their current location, along with additional mechanical and storage space.

On the second floor of Van Zile, resident community space will be created by converting three resident rooms to student lounge space and a kitchenette. These rooms were selected for conversion because the two existing resident rooms to the north are not optimal size or layout for university standard furniture, and the larger room on the south side is in a prominent position with prime views of the outdoor community space. Resident rooms on the third floor remain in their existing configuration.

SECTION 6



VAN ZILE GROUND FLOOR CONCEPT PLAN
SCALE: NTS

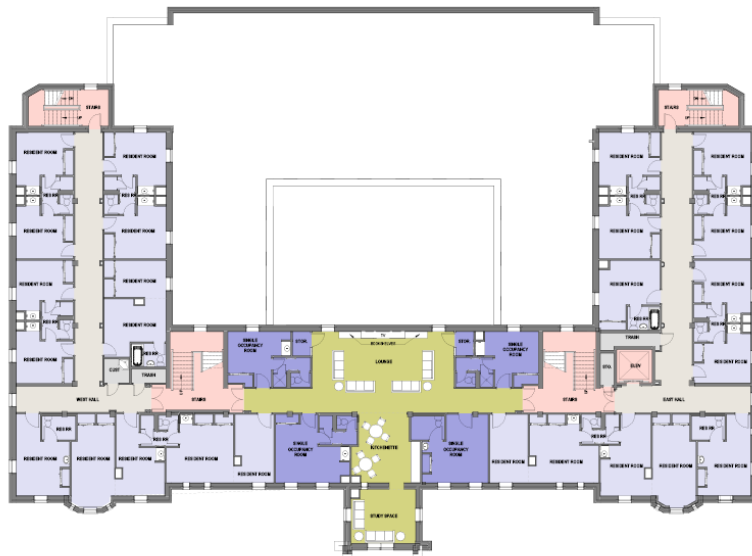
SECTION 6



LEVEL 01 VAN ZILE NEW
1/8" = 1'-0"

VAN ZILE FIRST FLOOR CONCEPT PLAN
SCALE: NTS

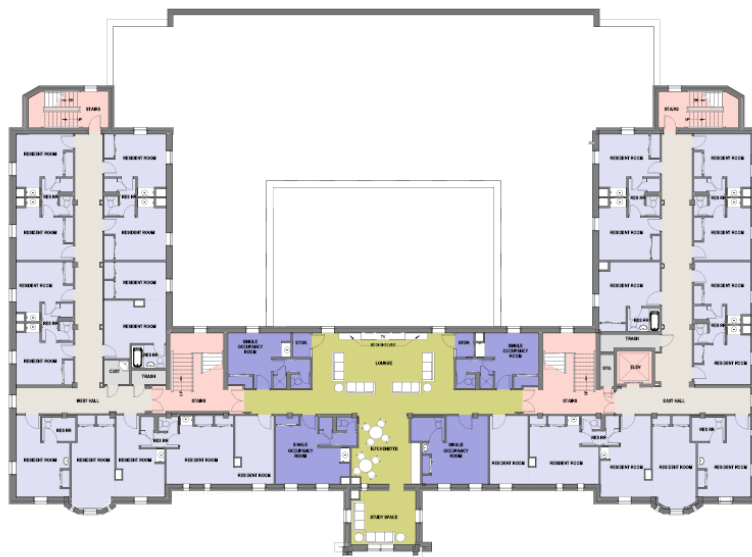
SECTION 6



- STUDENT RESOURCES
- RESIDENT ROOM
- STAFF SPACE
- BUILDING SUPPORT
- CIRCULATION
- VERTICAL CIRCULATION

VAN ZILE SECOND FLOOR CONCEPT PLAN
SCALE: NTS

SECTION 6



- STUDENT RESOURCES
- RESIDENT ROOM
- STAFF SPACE
- BUILDING SUPPORT
- CIRCULATION
- VERTICAL CIRCULATION

VAN ZILE THIRD FLOOR CONCEPT PLAN
SCALE: NTS

BOYD & PUTNAM

Boyd and Putnam will undergo renovations to modernize the room layouts, incorporate all gender single user restrooms, house additional community building spaces, and serve as home to the Honors program and other programs supporting academic excellence.

A dedicated, new building entrance is proposed in the west wing of the lower level of Boyd. Because of the existing grade, the lower level of Boyd offers a unique opportunity to enter the lower level at grade with access to ample natural light. The position of this entry has a strong connection to the Leadership Studies Building, home to the Staley School of Leadership.

The Honors Program offices feature an Honors lounge, student work area, offices for professional staff, seminar rooms with reconfigurable furniture, and a meeting room. Supporting this area are storage, a coffee bar/work space, and all gender, single occupant restrooms.

Adjacent to the Honors Program offices, open study spaces and student lounges offer flexible spaces for students, including current Honors students, hall residents, or prospective recruits. The community kitchen, recreation space, and student lounge can be used informally or for scheduled events. This flexible space serves as a bridge between resident life and the Honors Program creating a welcoming, inclusive environment to introduce students to the Honors Program who may never encounter it otherwise.

At the center of the floor plan, a new elevator is proposed to better serve occupants of all floors. The existing elevator is antiquated and too small for current needs, but it will remain as a back-up to the new elevator.

Several group study and music practice rooms are also incorporated into the lower level, along with a flexible fitness/wellness room with access to natural light and views outside. Laundry is relocated to create a more welcoming connection to the tunnel to Van Zile.

On the first floor of Boyd Hall and Putnam Hall, the main entry will receive ADA upgrades such as ramps and door hardware. The grand Living Room will remain in its current configuration with a wet bar for events and resident convenience.

The restrooms on all residence floors will be reconfigured to provide single user, all gender toilet and shower rooms. This model has been successful and well received in Wefald and West Halls on campus. While inclusive and convenient for residents, this configuration also allows operational flexibility for assigning halls, floors, or wings by gender or all gender occupancy. Restrooms will receive all new finishes including resinous epoxy flooring, wall tile, solid surface countertops, and seamless shower surrounds.

Resident room entries will be reconfigured to create ADA accessible entrances, and shared walk-in closets that are also a popular feature of Wefald Hall. Resident rooms will also receive new finishes, including LVT floor tile for easy maintenance and cleanability and new wall and ceiling paint.

The bay windows in Boyd and Putnam are iconic architectural elements. With views to the outdoor courtyard, these resident rooms have been popular with students. Residents previously were forced to gather in the corridors on resident floors because of the lack of student lounge space. When looking for desirable community space on each floor, this area was identified for the views, architectural elements, and central location. A Student Lounge and Group Study room will also be added on each floor.

The attic of Boyd and Putnam is currently unoccupied. The new concept extends vertical circulation to the attic to allow student access and create a unique gathering space. A movable staircase will reveal a hidden entrance to the space, creating a whimsical experience for residents. An egress stair and elevator will also be added to the attic for code and ADA.

The following concept plans illustrate the proposed space use and configuration for each floor of each building as described here. For purposes of this study, Boyd and Putnam are assumed to be comparably

configured, so plans for Boyd are intended to represent both Boyd and Putnam (albeit mirrored).



SECTION 6



- STUDENT RESOURCES
- RESIDENT ROOM
- STAFF SPACE
- BUILDING SUPPORT
- CIRCULATION
- VERTICAL CIRCULATION

BOYD/PUTNAM FIRST FLOOR CONCEPT PLAN
SCALE: NTS

SECTION 6



- STUDENT RESOURCES
- RESIDENT ROOM
- STAFF SPACE
- BUILDING SUPPORT
- CIRCULATION
- VERTICAL CIRCULATION

BOYD/PUTNAM SECOND FLOOR CONCEPT PLAN
SCALE: NTS

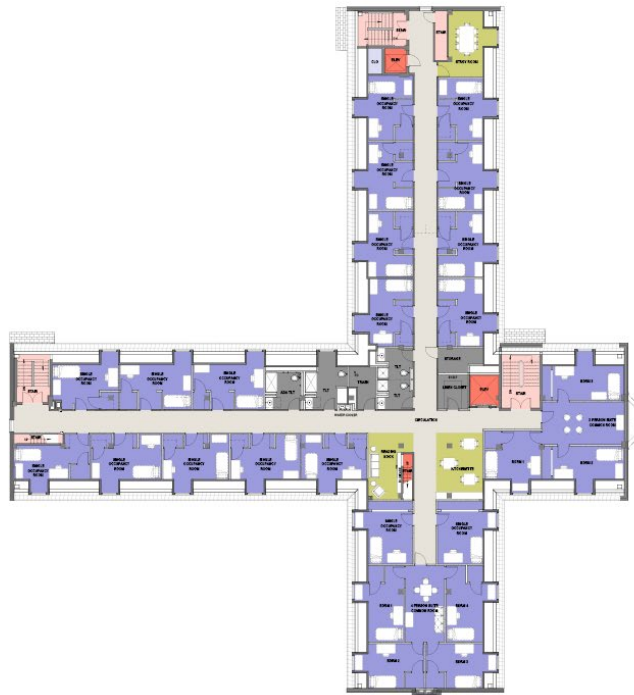
SECTION 6



- STUDENT RESOURCES
- RESIDENT ROOM
- STAFF SPACE
- BUILDING SUPPORT
- CIRCULATION
- VERTICAL CIRCULATION

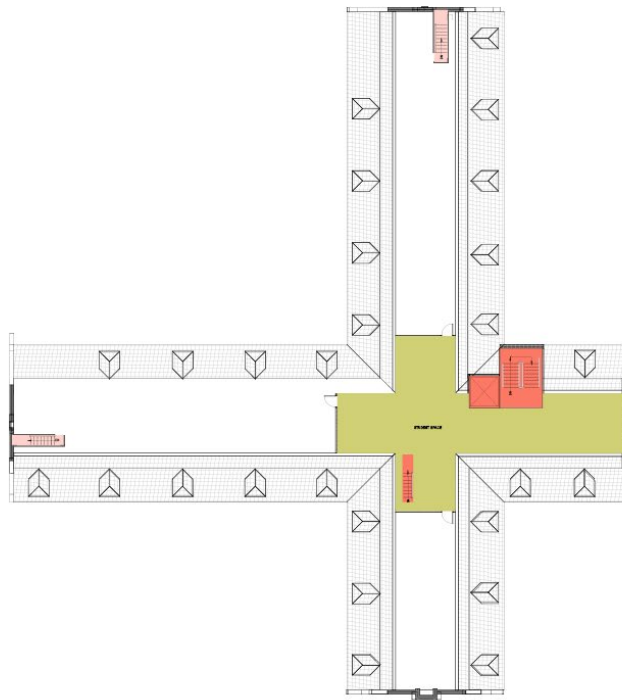
BOYD/PUTNAM THIRD FLOOR CONCEPT PLAN
SCALE: NTS

SECTION 6



- STUDENT RESOURCES
- RESIDENT ROOM
- STAFF SPACE
- BUILDING SUPPORT
- CIRCULATION
- VERTICAL CIRCULATION

BOYD/PUTNAM FOURTH FLOOR CONCEPT PLAN
SCALE: NTS



- STUDENT RESOURCES
- RESIDENT ROOM
- STAFF SPACE
- BUILDING SUPPORT
- CIRCULATION
- VERTICAL CIRCULATION

BOYD/PUTNAM FIFTH FLOOR CONCEPT PLAN
SCALE: NTS

Space and Area Summaries

CURRENT ROOM COUNT

The Strong Community currently has a resident capacity of 552 beds. Van Zile can support up to 68 beds, and Boyd and Putnam can each support up to 242 beds.

Although bed count is an important consideration tied directly to revenue generating potential, the planning committee acknowledged that bed count will likely need to be reduced to create space for additional communal space and the new functions proposed for the complex.

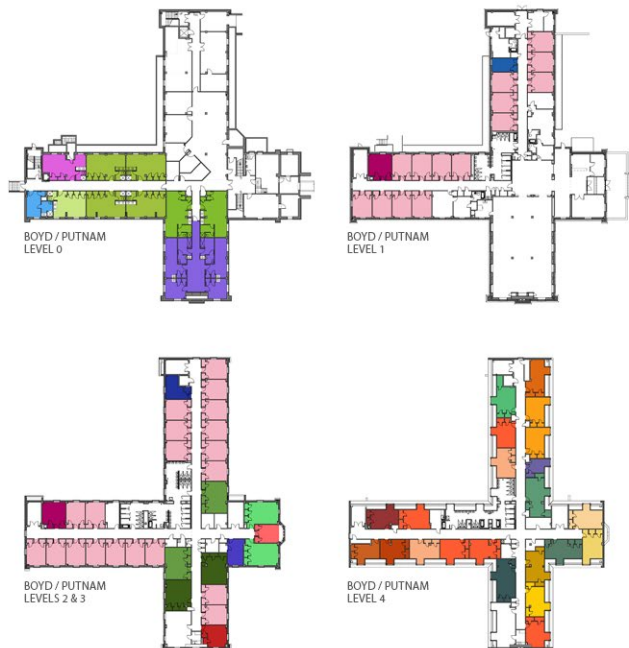
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EXISTING ROOM TYPE MATRIX

		Boyd					Putnam					Van Zile					Total by Occs	
		0	1	2	3	4	0	1	2	3	4	0	1	2	3	Rooms	Occs	
Single	BP 1A Suite	1					1									2	2	
	BP 1B		1					1								2	2	
	BP 1C			1	1				1	1						4	4	
	BP 1D			1	1				1	1						4	4	
	BP 1E					1					1					2	2	
	VZ 1A Suite											1	1	2		2	2	
	VZ 1B Suite											1	1	2		2	2	
	VZ 1C Suite											2	2	4		4	4	
	BP 2A Suite	1					1									2	4	
	BP 2B		1	1	1			1	1	1						6	12	
Double	BP 2C		14	20	20			14	20	20						108	216	
	BP 2D				1					1	1					4	8	
	BP 2E				1	1				1	1					4	8	
	BP 2F					1						1				2	4	
	BP 2G					5					5					10	20	
	BP 2H					1										2	4	
	BP 2I					1				1						2	4	
	BP 2J					2				2						4	8	
	BP 2K					1										2	4	
	BP 2L					2				2						4	8	
Triple	BP 2M					1										2	4	
	BP 2N					1				1						2	4	
	BP 2O					1				1						2	4	
	BP 2P					1				1						2	4	
	VZ 2A Suite											3	3	6		12	24	
	VZ 2B Suite											4	4	8		16	32	
	VZ 2C Suite											1	1	2		4	8	
	BP 3A Suite	1					1									2	6	
	BP 3B Suite					4										4	12	
	BP 3C Suite	2					2									4	12	
Type 4	BP 3D			2	2				2	2						8	24	
	BP 3E			2	2				2	2						8	24	
	BP 3F			2	2				2	2						8	24	
	BP 3G					1					1					2	6	
	BP 3H					1					1					2	6	
	BP 3I					1					1					2	6	
	BP 3J					1					1					2	6	
	VZ 3A Suite											1	1			2	6	
	VZ 3B Suite											1	1			2	6	
	VZ 4A Suite											2	2			4	16	
Total	BP 4A Suite	1					1									2	16	
	Rooms by Floor	10	16	31	31	22	10	16	31	31	22	0	0	16	16	252	552	
Total	Rooms by Hall															32		
	Occs By Floor	32	31	66	66	47	32	31	66	66	47	0	0	34	34		552	
Total	Occs By Hall															68		



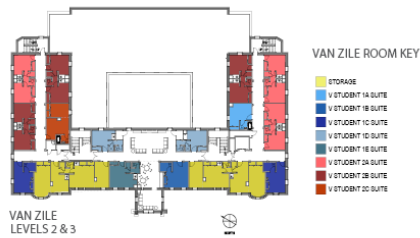
SECTION 4

UPDATED ROOM COUNT

The Strong Community concept plans provide a resident capacity of 388 beds. In support of new shared resident amenities, an updated Van Zile could support up to 32 beds, and Boyd and Putnam could each support up to 178 beds.

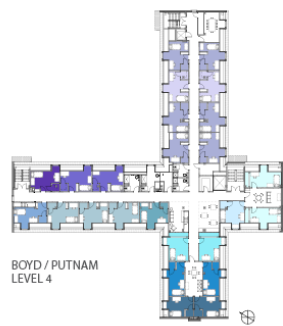
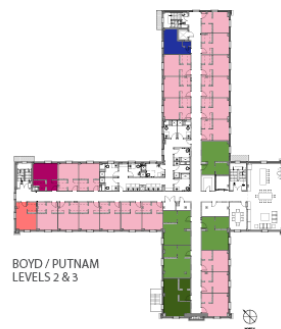
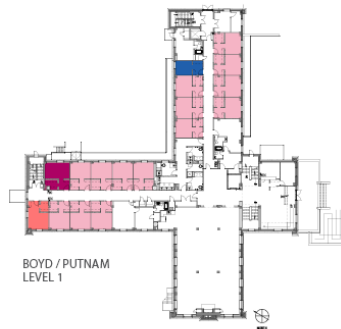
UPDATED ROOM COUNT

The Strong Community concept plans provide a resident capacity of 552 beds. In support of new shared resident amenities, an updated Van Zile could support up to 32 beds, and Boyd and Putnam could each support up to 178 beds.



EXISTING ROOM TYPE MATRIX

		Boyd				Putnam				Van Zile				Total by Style	
		B	1	2	3	B	1	2	3	B	1	2	3	Rooms	Occs
Single	BP 1B		1				1							2	2
	BP 1C			1				1						2	2
	BP 1D				1				1					2	2
	BP 1E				2				2					4	4
	BP 1H				6				6					12	12
	BP 1I				2				2					4	4
	BP 1J				1				1					2	2
	BP 1K				3				3					6	6
	BP 1L				1				1					2	2
	BP 1M				2				2					4	4
	BP 1N				2				2					4	4
	BP 1O				2				2					4	4
	BP 1P				1				1					2	2
	BP 1Q				2				2					4	4
Triple	VZ 1A Suite									1	1			2	2
	VZ 1B Suite									1	1			2	2
	VZ 1C Suite									2	2			4	4
	VZ 1D Suite									2	2			4	4
	VZ 1E Suite									2	2			4	4
	BP 2B		1	1	1		1	1	1					6	12
	BP 2C		14	20	20		14	20	20					108	216
	BP 2Q		1	1	1		1	1	1					6	12
	BP 3D			4	4			4	4					16	48
	BP 3K			1	1			1	1					4	12
	VZ 4A Suite									2	2			4	16
	Rooms by Floor	0	17	28	27	26	0	17	28	27	26	0	0	10	10
	Rooms by Hall													20	
	Occs By Floor	0	33	60	59	26	0	33	60	59	26	0	0	16	16
	Occs By Hall													388	



BOYD / PUTNAM ROOM KEY

- BP STUDENT 1B
- BP STUDENT 1C
- BP STUDENT 1D
- BP STUDENT 1E
- BP STUDENT 1H
- BP STUDENT 1I
- BP STUDENT 1J
- BP STUDENT 1K
- BP STUDENT 1L
- BP STUDENT 1M
- BP STUDENT 1N
- BP STUDENT 1O
- BP STUDENT 1P
- BP STUDENT 1Q
- BP STUDENT 2B
- BP STUDENT 2C
- BP STUDENT 2Q
- BP STUDENT 3D
- BP STUDENT 3K

BOYD/PUTNAM ROOM TYPE DIAGRAM
SCALE: NTS

Total Building Area		
Name of Building	Size of Space	
Boyd Hall	67,920	SF
Putnam Hall	67,920	SF
Van Zile Hall	64,373	SF
Total	200,213	SF

Budget

The following cost analysis represents the design team's opinion of probable construction cost at time of construction based on our understanding of existing conditions and the renovation scope proposed in this report. Our estimating method divides renovation floor areas into three categories corresponding to "light," "medium," and "heavy" renovation scope, and assigns unit costs to each category. "Restrooms" are tracked separately and assigned a separate unit cost. Infrastructure costs that do not directly correspond to renovation floor area are quantified and estimated separately.

Unit costs are informed by recent benchmark cost data from similar projects in the region. Subcontractor and supplier overhead and profit are included in the unit pricing. Allowances have also been included for general conditions, general contractor's overhead costs and profit (20%), for escalation (1.3% per quarter to projected midpoint of construction), and for combined design and estimating contingency (15%).

Other project costs such as hazardous material identification and abatement, professional fees, construction contingencies, furnishings and equipment, signage, and AV technology are understood to be in addition to the estimated construction cost.

Because neither the design team, nor the Owner, has control over the cost of labor, material, or equipment, or over the builder's method of determining competitive construction prices, our team cannot guarantee that this estimate of construction will not vary from actual bids, however it does represent our best judgment as design professionals familiar with the construction industry. Items that may impact final construction cost include but are not limited to changes in scope during design, unforeseen conditions encountered during construction, significant overtime requirements or site constraints imposed upon the contractor, abnormal market conditions at the time of procurement, and other variances from assumptions made in preparing this estimate.

Estimate of Project Costs			
Construction			
(Construction Cost, etc.)		24,000,000	
Design Fees			
(Architect, Engineer, other Consultants)		2,400,000	
FF&E			
(Furniture, A/V, equipment, etc.)		1,700,000	
Contingency			
(%)		2,400,000	
Miscellaneous Costs			
(Administrative fees, internal labor, etc.)		1,500,000	
Total		32,000,000	

Funding

The project will be funded with bonds paid with student HDS fees and private donations. The split will be approximately \$25,000,000 bonds and \$7,000,000 private donations.

Project Delivery Method (AE and Construction)

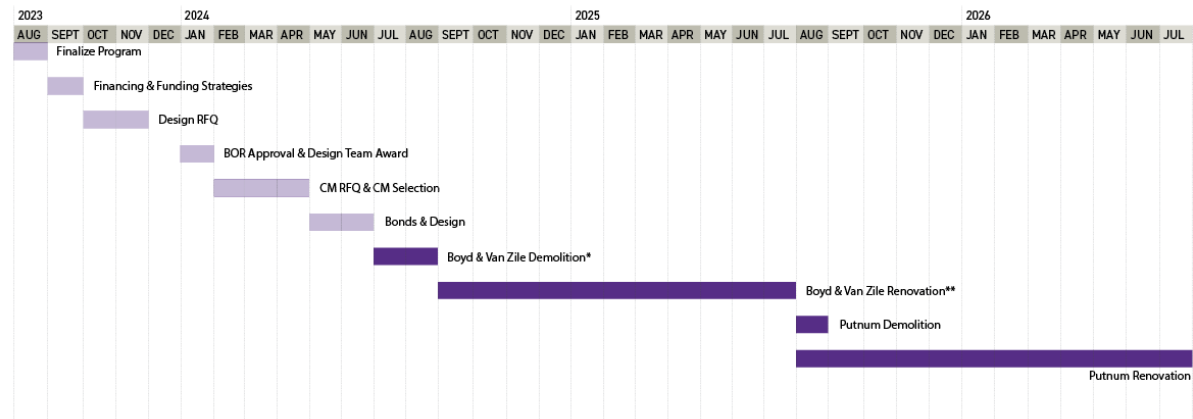
The AE selection will follow standard State of Kansas procedures with advertisement and qualification-based selection. The contractor will be selected following the State of Kansas procedure for CMaR selection.

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 using Housing and Dining Service funds and personnel.

Timeline/Schedule

The following schedule proposes to renovate the Strong Community in a minimum of two sequential phases of construction. Boyd and Van Zile will be renovated first beginning with early demo in the Summer of 2024 for completion in the Summer of 2025. Renovations in Putnam would follow beginning in the Fall of 2025 with a target completion date of Summer 2026. This schedule assumes design for Boyd and Van Zile beginning in February 2024, and design for Putnam commencing in the Fall of 2024 once construction in Boyd and Van Zile is underway. Putnam and perhaps portions of Van Zile are expected to return to occupancy prior to renovation. Van Zile may remain partially occupied during construction, whereas Boyd and Putnam are expected to be vacated during construction.



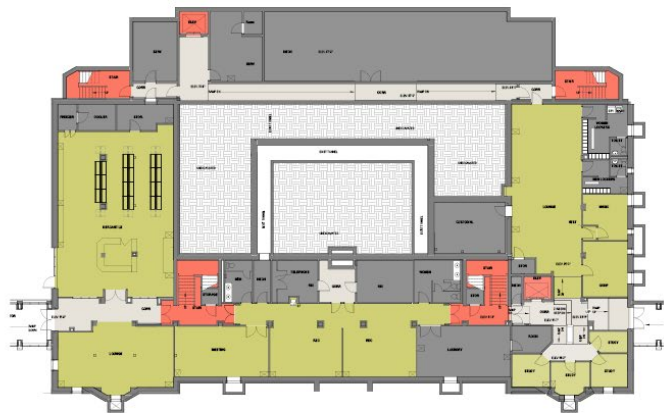
*Putnam & Van Zile open for normal occupancy, including temporary office space for Honors program
**Boyd Hall and Van Zile Dining open in August

Appendix A

Existing Plans

Van Zile

SECTION 4



- STUDENT RESOURCES
- RESIDENT ROOM
- STAFF SPACE
- BUILDING SUPPORT
- CIRCULATION
- VERTICAL CIRCULATION

VAN ZILE EXISTING GROUND FLOOR PLAN
SCALE: NTS

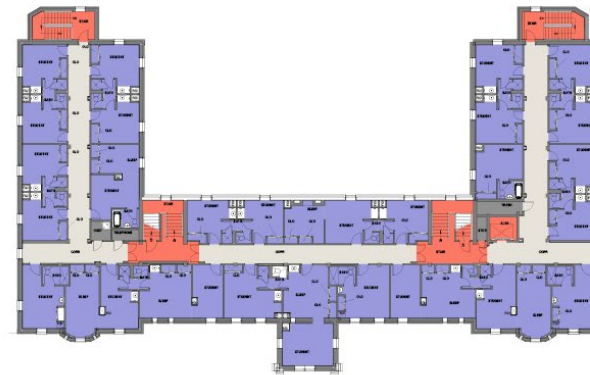
SECTION 4



- STUDENT RESOURCES
- RESIDENT ROOM
- STAFF SPACE
- BUILDING SUPPORT
- CIRCULATION
- VERTICAL CIRCULATION

VAN ZILE EXISTING FIRST FLOOR PLAN
SCALE: NTS

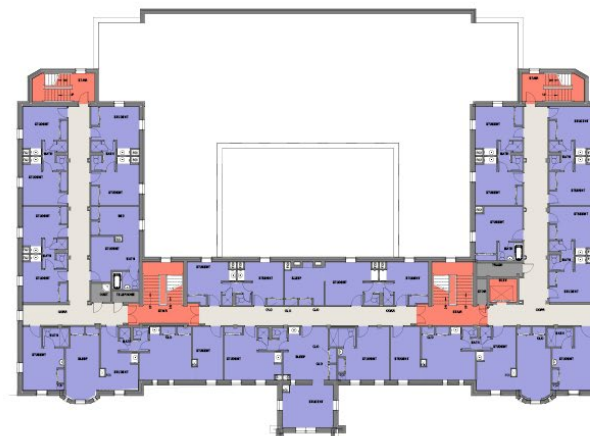
SECTION 4



- STUDENT RESOURCES
- RESIDENT ROOM
- STAFF SPACE
- BUILDING SUPPORT
- CIRCULATION
- VERTICAL CIRCULATION

VAN ZILE EXISTING THIRD FLOOR PLAN
SCALE: NTS

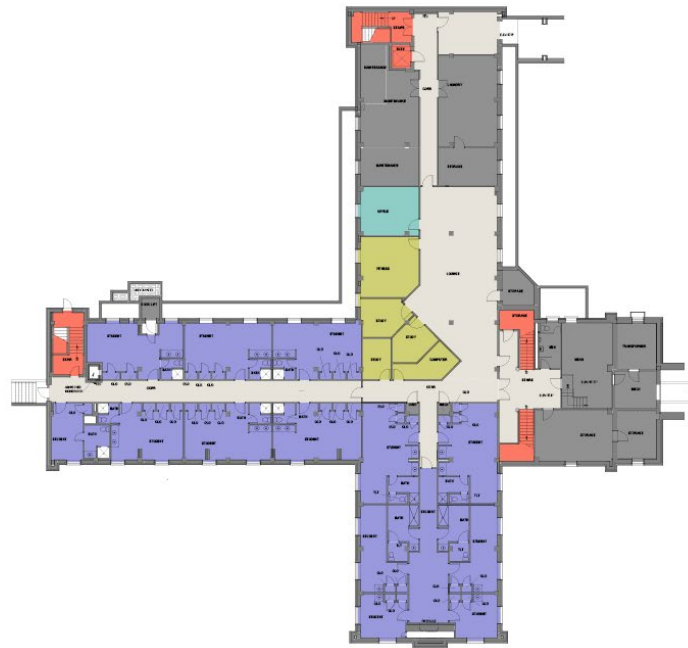
SECTION 4



- STUDENT RESOURCES
- RESIDENT ROOM
- STAFF SPACE
- BUILDING SUPPORT
- CIRCULATION
- VERTICAL CIRCULATION

VAN ZILE EXISTING SECOND FLOOR PLAN
SCALE: NTS

SECTION 4



- STUDENT RESOURCES
- RESIDENT ROOM
- STAFF SPACE
- BUILDING SUPPORT
- CIRCULATION
- VERTICAL CIRCULATION

BOYD EXISTING GROUND FLOOR PLAN
SCALE: NTS

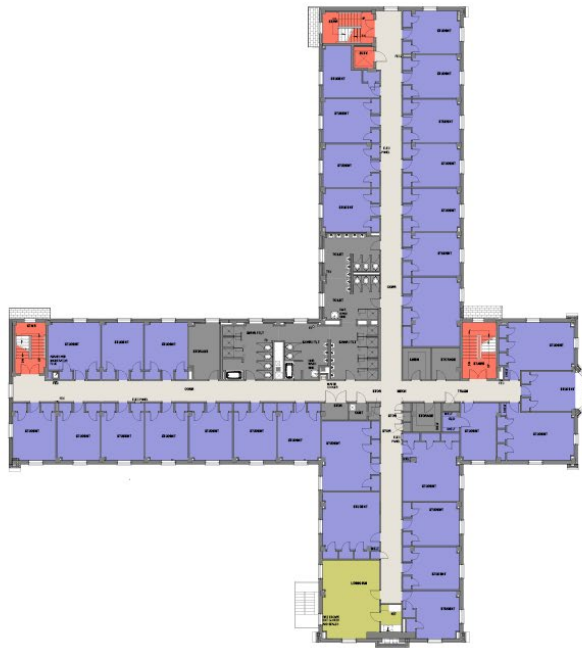
SECTION 4



- STUDENT RESOURCES
- RESIDENT ROOM
- STAFF SPACE
- BUILDING SUPPORT
- CIRCULATION
- VERTICAL CIRCULATION

BOYD EXISTING FIRST FLOOR PLAN
SCALE: NTS

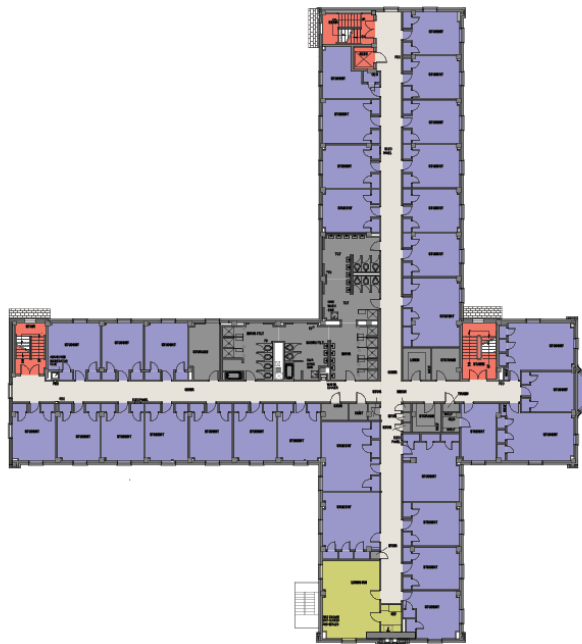
SECTION 4



- STUDENT RESOURCES
- RESIDENT ROOM
- STAFF SPACE
- BUILDING SUPPORT
- CIRCULATION
- VERTICAL CIRCULATION

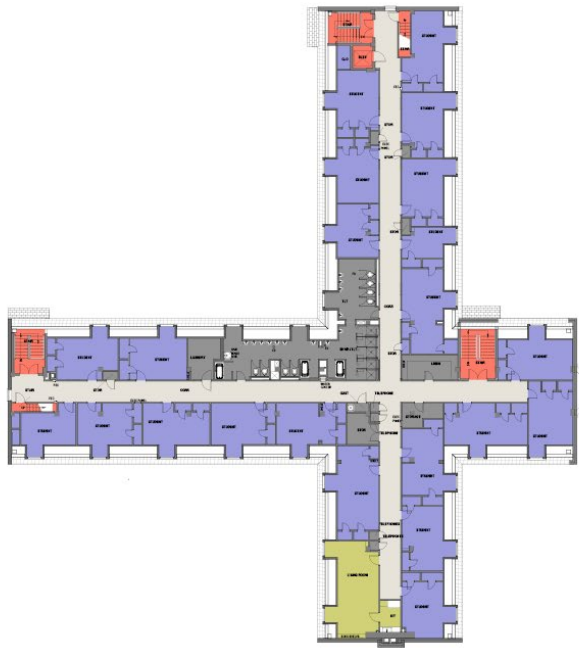
BOYD EXISTING SECOND FLOOR PLAN
SCALE: NTS

SECTION 4



- STUDENT RESOURCES
- RESIDENT ROOM
- STAFF SPACE
- BUILDING SUPPORT
- CIRCULATION
- VERTICAL CIRCULATION

BOYD EXISTING THIRD FLOOR PLAN
SCALE: NTS



- STUDENT RESOURCES
- RESIDENT ROOM
- STAFF SPACE
- BUILDING SUPPORT
- CIRCULATION
- VERTICAL CIRCULATION

BOYD EXISTING FOURTH FLOOR PLAN
SCALE: NTS

Appendix B

Full Cost Estimate

K-STATE STRONG COMMUNITY - PRELIMINARY UNIT COST

09/01/23

CSI Division	Heavy	Medium	Light	Restroom
01 GC's, GR's, Bonds, Fees, etc.	\$43.80	\$29.90	\$16.80	\$43.80
02 Demolition (no abatement)	\$10.00	\$4.00	\$1.00	\$10.00
03 Concrete	\$0.00	\$0.00	\$0.00	\$3.00
04 Masonry	\$2.00	\$1.00	\$0.00	\$2.00
05 Metals	\$1.00	\$0.50	\$0.00	\$0.00
06 Wood & Plastic	\$15.00	\$5.00	\$0.00	\$5.00
07 Thermal & Moisture	\$12.00	\$6.00	\$1.00	\$12.00
08 Doors & Interior Glazing	\$20.00	\$15.00	\$10.00	\$20.00
09 Interior Framing & Finishes	\$55.00	\$45.00	\$25.00	\$55.00
10 Specialties	\$5.00	\$3.00	\$1.00	\$20.00
12 Furnishings	\$5.00	\$3.00	\$1.00	\$1.00
14 Elevators	\$0.00	\$0.00	\$0.00	\$0.00
21 Fire Suppression	\$10.00	\$8.00	\$6.00	\$6.00
22 Plumbing	\$2.00	\$1.00	\$0.00	\$15.00
23 Mechanical	\$35.00	\$25.00	\$20.00	\$35.00
26 Electrical	\$30.00	\$20.00	\$10.00	\$30.00
27 Telecom	\$12.00	\$8.00	\$4.00	\$0.00
28 Fire Alarm	\$5.00	\$5.00	\$5.00	\$5.00
SUBTOTAL	\$262.80	\$179.40	\$100.80	\$262.80
Design/Estimate Contingency	\$39.42	\$26.91	\$15.12	\$39.42
CALCULATED TOTAL	\$303	\$207	\$116	\$303

GC OH&P	20.0%	
Escalation Boyd & Van Zile	7.8%	midpoint Feb 2025 = 6 qtrs x 1.3%/qtr
Escalation Putnam	13.0%	midpoint Feb 2026 = 10 qtrs x 1.3%/qtr
Design/Estimate Contingency	15.0%	

		Area	Category	Unit Cost	Budget
Van Zile Lower Level					
1	Circulation	574 sf	Light	\$109 /sf	\$62,600
2	Community Kitchen	555 sf	Light	\$109 /sf	\$60,500
2	Creative / Craft	390 sf	Light	\$109 /sf	\$42,500
1	Dining / Study	1,150 sf	Light	\$109 /sf	\$125,200
1	Gaming	340 sf	Light	\$109 /sf	\$37,000
2	Laundry	397 sf	Light	\$109 /sf	\$43,300
2	Lockers	262 sf	Light	\$109 /sf	\$28,600
2	Lounge	1,367 sf	Light	\$109 /sf	\$148,800
2	Mechanical	3,663 sf	Light	\$109 /sf	\$398,900
2	Music Practice	162 sf	Light	\$109 /sf	\$17,700
1	Open Study	243 sf	Light	\$109 /sf	\$26,500
2	Ramp	416 sf	Light	\$109 /sf	\$45,300
1	Restroom	256 sf	Light	\$109 /sf	\$28,000
2	Stair	881 sf	Light	\$109 /sf	\$96,000
2	Study Room	173 sf	Light	\$109 /sf	\$18,900
1	Wellness Room	255 sf	Light	\$109 /sf	\$27,900
Lower Level Total		11,085 sf		\$109 /sf	\$1,207,700
Van Zile Level One					
1	Circulation	1,103 sf	Light	\$109 /sf	\$120,200
1	Commercial Kitchen	2,675 sf	Light	\$109 /sf	\$291,300
1	Custodial	132 sf	Medium	\$204 /sf	\$27,000
1	Dining / Study	4,822 sf	Heavy	\$304 /sf	\$1,465,800
1	Forum	1,575 sf	Medium	\$204 /sf	\$321,000
1	Grab & Go	1,006 sf	Heavy	\$304 /sf	\$305,900
1	Lounge	1,193 sf	Light	\$109 /sf	\$130,000
1	Mail	193 sf	Medium	\$204 /sf	\$39,400
1	Mechanical	25 sf	Light	\$109 /sf	\$2,700
1	Office	235 sf	Medium	\$204 /sf	\$47,900
1	Reception Desk	97 sf	Heavy	\$304 /sf	\$29,600
1	Restroom	368 sf	Light	\$109 /sf	\$40,100
1	Staff Apartment	773 sf	None	\$0 /sf	\$0
1	Stair	707 sf	Light	\$109 /sf	\$77,000
1	Trash	104 sf	None	\$0 /sf	\$0
Level One Total		15,008 sf		\$193 /sf	\$2,897,900

		Area	Category	Unit Cost	Budget
Van Zile Level Two					
2	Custodial	31 sf	Light	\$109 /sf	\$3,400
2	Circulation	1,116 sf	Light	\$109 /sf	\$121,600
2	Community Kitchen	218 sf	Light	\$109 /sf	\$23,800
2	Lounge	741 sf	Light	\$109 /sf	\$80,700
2	Study Room	179 sf	Light	\$109 /sf	\$19,500
1	Restroom	610 sf	Light	\$109 /sf	\$66,400
2	Resident Room - Existing	3,924 sf	Light	\$109 /sf	\$427,300
2	Resident Room - New	882 sf	Light	\$109 /sf	\$96,100
2	Stair	823 sf	Light	\$109 /sf	\$89,700
2	Storage	66 sf	Light	\$109 /sf	\$7,300
2	Trash	69 sf	Light	\$109 /sf	\$7,600
Level Two Total		8,659 sf		\$109 /sf	\$943,400
Van Zile Level Three					
2	Custodial	31 sf	Light	\$109 /sf	\$3,400
2	Circulation	1,116 sf	Light	\$109 /sf	\$121,600
2	Community Kitchen	218 sf	Light	\$109 /sf	\$23,800
2	Lounge	741 sf	Light	\$109 /sf	\$80,700
2	Study Room	179 sf	Light	\$109 /sf	\$19,500
1	Restroom	610 sf	Light	\$109 /sf	\$66,400
2	Resident Room - Existing	3,924 sf	Light	\$109 /sf	\$427,300
2	Resident Room - New	882 sf	Light	\$109 /sf	\$96,100
2	Stair	823 sf	Light	\$109 /sf	\$89,700
2	Storage	66 sf	Light	\$109 /sf	\$7,300
2	Trash	69 sf	Light	\$109 /sf	\$7,600
Level Three Total		8,659 sf		\$109 /sf	\$943,400
Van Zile Renovation Total All Floors		43,411 sf		\$138 /sf	\$5,992,400

		Area	Category	Unit Cost	Budget
Boyd Lower Level					
1	Circulation	3,231 sf	Medium	\$204 /sf	\$658,400
1	Community Kitchen	395 sf	Heavy	\$304 /sf	\$120,100
1	Conference	209 sf	Heavy	\$304 /sf	\$63,500
1	Creative / Craft	333 sf	Medium	\$204 /sf	\$68,000
1	Fitness	387 sf	Medium	\$204 /sf	\$78,800
1	Group Study	708 sf	Heavy	\$304 /sf	\$215,100
1	Honors Coffee Bar	49 sf	Heavy	\$304 /sf	\$14,900
1	Honors Lounge	225 sf	Heavy	\$304 /sf	\$68,300
1	Honors Office	457 sf	Heavy	\$304 /sf	\$139,100
1	Honors Storage	37 sf	Heavy	\$304 /sf	\$11,200
1	Honors Workstations	328 sf	Heavy	\$304 /sf	\$99,800
1	Laundry	387 sf	Medium	\$204 /sf	\$78,900
1	Lounge	967 sf	Medium	\$204 /sf	\$197,000
1	Mechanical	1,271 sf	Light	\$109 /sf	\$138,500
1	Music Practice	316 sf	Heavy	\$304 /sf	\$96,300
1	Open Study	376 sf	Medium	\$204 /sf	\$76,700
1	Recreation	390 sf	Medium	\$204 /sf	\$79,400
1	Restroom	236 sf	Restroom	\$327 /sf	\$77,100
1	Seminar Room	851 sf	Heavy	\$304 /sf	\$258,700
1	Stair	493 sf	Heavy	\$304 /sf	\$149,900
1	Storage	240 sf	Light	\$109 /sf	\$26,100
1	Vending	59 sf	Light	\$109 /sf	\$6,500
Lower Level Total		11,943 sf		\$228 /sf	\$2,722,300
Boyd Level One					
2	Circulation	1,233 sf	Light	\$109 /sf	\$134,300
2	Custodial	19 sf	Light	\$109 /sf	\$2,100
2	Living Room	2,480 sf	Light	\$109 /sf	\$270,000
1	Lobby	568 sf	Light	\$109 /sf	\$61,900
2	Office	570 sf	Light	\$109 /sf	\$62,100
2	Prefunction	437 sf	Light	\$109 /sf	\$47,700
1	Ramp	136 sf	Heavy	\$304 /sf	\$41,400
2	Receiving	195 sf	None	\$0 /sf	\$0
1	Reception Desk	124 sf	Heavy	\$304 /sf	\$37,800
1	Resident Room - Existing	2,811 sf	Light	\$109 /sf	\$306,100
1	Resident Room - New	205 sf	Medium	\$204 /sf	\$41,800
1	Restroom	618 sf	Restroom	\$327 /sf	\$201,900
2	Staff Apartment	670 sf	Light	\$109 /sf	\$73,000
2	Stair	494 sf	Medium	\$204 /sf	\$100,700
2	Storage	62 sf	Light	\$109 /sf	\$6,800
2	Trash	41 sf	Light	\$109 /sf	\$4,600
Level One Total		10,664 sf		\$131 /sf	\$1,392,200

		Area	Category	Unit Cost	Budget
Boyd Level Two					
2	Circulation	1,932 sf	Light	\$109 /sf	\$210,400
2	Custodial	178 sf	Light	\$109 /sf	\$19,400
2	Linen	75 sf	None	\$0 /sf	\$0
1	Lounge	863 sf	Medium	\$204 /sf	\$175,800
1	Resident Room - Existing	5,981 sf	Light	\$109 /sf	\$651,200
1	Resident Room - New	362 sf	Medium	\$204 /sf	\$73,700
1	Restroom	1,136 sf	Restroom	\$327 /sf	\$371,200
2	Stair	483 sf	Medium	\$204 /sf	\$98,400
2	Study Room	174 sf	Medium	\$204 /sf	\$35,500
2	Trash	36 sf	Light	\$109 /sf	\$4,000
Level Two Total		11,219 sf		\$146 /sf	\$1,639,600
Boyd Level Three					
2	Circulation	1,932 sf	Light	\$109 /sf	\$210,400
2	Custodial	178 sf	Light	\$109 /sf	\$19,400
2	Linen	75 sf	None	\$0 /sf	\$0
1	Lounge	863 sf	Medium	\$204 /sf	\$175,800
1	Resident Room - Existing	5,981 sf	Light	\$109 /sf	\$651,200
1	Resident Room - New	362 sf	Medium	\$204 /sf	\$73,700
1	Restroom	1,136 sf	Restroom	\$327 /sf	\$371,200
2	Stair	483 sf	Medium	\$204 /sf	\$98,400
2	Study Room	174 sf	Medium	\$204 /sf	\$35,500
2	Trash	36 sf	Light	\$109 /sf	\$4,000
Level Three Total		11,219 sf		\$146 /sf	\$1,639,600
Boyd Level Four					
2	Circulation	1,735 sf	Light	\$109 /sf	\$189,000
2	Laundry	108 sf	None	\$0 /sf	\$0
2	Linen	94 sf	None	\$0 /sf	\$0
1	Living Room	436 sf	Medium	\$204 /sf	\$88,800
1	Resident Room - New	5,615 sf	Light	\$109 /sf	\$611,400
1	Restroom	699 sf	Restroom	\$327 /sf	\$228,500
2	Stair	594 sf	Medium	\$204 /sf	\$121,000
2	Storage	40 sf	Light	\$109 /sf	\$4,400
2	Study Room	200 sf	Medium	\$204 /sf	\$40,800
2	Trash	70 sf	Light	\$109 /sf	\$7,600
Level Three Total		9,591 sf		\$135 /sf	\$1,291,500
Boyd Attic Level					
3	Open Study	1,671 sf	Medium	\$204 /sf	\$340,600
3	Stair	179 sf	Heavy	\$304 /sf	\$54,500
Level Three Total		1,850 sf		\$214 /sf	\$395,100
Boyd Renovation Total All Floors		56,487 sf		\$161 /sf	\$9,080,300

		Area	Category	Unit Cost	Budget
Putnam Lower Level					
2	Circulation	3,231 sf	Light	\$114 /sf	\$368,800
2	Community Kitchen	395 sf	Light	\$114 /sf	\$45,100
2	Conference	209 sf	Light	\$114 /sf	\$23,900
2	Creative / Craft	333 sf	Light	\$114 /sf	\$38,100
2	Fitness	387 sf	Light	\$114 /sf	\$44,200
2	Group Study	708 sf	Light	\$114 /sf	\$80,800
2	Honors Coffee Bar	49 sf	Light	\$114 /sf	\$5,600
2	Honors Lounge	225 sf	Light	\$114 /sf	\$25,700
2	Honors Office	457 sf	Light	\$114 /sf	\$52,300
2	Honors Storage	37 sf	Light	\$114 /sf	\$4,200
2	Honors Workstations	328 sf	Light	\$114 /sf	\$37,500
2	Laundry	387 sf	Light	\$114 /sf	\$44,200
2	Lounge	967 sf	Light	\$114 /sf	\$110,400
2	Mechanical	1,271 sf	Light	\$114 /sf	\$145,200
2	Music Practice	316 sf	Light	\$114 /sf	\$36,200
2	Open Study	376 sf	Light	\$114 /sf	\$43,000
2	Recreation	390 sf	Light	\$114 /sf	\$44,500
1	Restroom	236 sf	Restroom	\$342 /sf	\$80,900
2	Seminar Room	851 sf	Light	\$114 /sf	\$97,200
2	Stair	493 sf	Medium	\$214 /sf	\$105,300
2	Storage	240 sf	Light	\$114 /sf	\$27,400
2	Vending	59 sf	Light	\$114 /sf	\$6,800
Lower Level Total		11,943 sf		\$123 /sf	\$1,467,300
Putnam Level One					
2	Circulation	1,233 sf	Medium	\$214 /sf	\$263,300
2	Custodial	19 sf	Light	\$114 /sf	\$2,200
2	Living Room	2,480 sf	Light	\$114 /sf	\$283,000
1	Lobby	568 sf	Light	\$114 /sf	\$64,900
2	Office	570 sf	Light	\$114 /sf	\$65,100
2	Prefunction	437 sf	Light	\$114 /sf	\$50,000
1	Ramp	136 sf	Medium	\$214 /sf	\$29,100
2	Receiving	195 sf	Light	\$114 /sf	\$22,400
1	Reception Desk	124 sf	Heavy	\$319 /sf	\$39,700
1	Resident Room - Existing	2,811 sf	Light	\$114 /sf	\$320,900
1	Resident Room - New	205 sf	Medium	\$214 /sf	\$43,900
1	Restroom	618 sf	Restroom	\$342 /sf	\$211,700
2	Staff Apartment	670 sf	Light	\$114 /sf	\$76,500
2	Stair	494 sf	Medium	\$214 /sf	\$105,600
2	Storage	62 sf	Light	\$114 /sf	\$7,200
2	Trash	41 sf	Light	\$114 /sf	\$4,800
Level One Total		10,664 sf		\$149 /sf	\$1,590,300

		Area	Category	Unit Cost	Budget
Putnam Level Two					
2	Circulation	1,932 sf	Medium	\$214 /sf	\$412,700
2	Custodial	178 sf	Light	\$114 /sf	\$20,400
2	Linen	75 sf	None	\$0 /sf	\$0
1	Lounge	863 sf	Medium	\$214 /sf	\$184,300
1	Resident Room - Existing	5,981 sf	Light	\$114 /sf	\$682,600
1	Resident Room - New	362 sf	Medium	\$214 /sf	\$77,300
1	Restroom	1,136 sf	Restroom	\$342 /sf	\$389,100
2	Stair	483 sf	Medium	\$214 /sf	\$103,100
2	Study Room	174 sf	Medium	\$214 /sf	\$37,300
2	Trash	36 sf	Light	\$114 /sf	\$4,200
Level Two Total		11,219 sf		\$170 /sf	\$1,911,000
Putnam Level Three					
2	Circulation	1,932 sf	Medium	\$214 /sf	\$412,700
2	Custodial	178 sf	Light	\$114 /sf	\$20,400
2	Linen	75 sf	None	\$0 /sf	\$0
1	Lounge	863 sf	Medium	\$214 /sf	\$184,300
1	Resident Room - Existing	5,981 sf	Light	\$114 /sf	\$682,600
1	Resident Room - New	362 sf	Medium	\$214 /sf	\$77,300
1	Restroom	1,136 sf	Restroom	\$342 /sf	\$389,100
2	Stair	483 sf	Medium	\$214 /sf	\$103,100
2	Study Room	174 sf	Medium	\$214 /sf	\$37,300
2	Trash	36 sf	Light	\$114 /sf	\$4,200
Level Three Total		11,219 sf		\$170 /sf	\$1,911,000
Putnam Level Four					
2	Circulation	1,735 sf	Medium	\$214 /sf	\$370,600
2	Laundry	108 sf	None	\$0 /sf	\$0
2	Linen	94 sf	None	\$0 /sf	\$0
1	Living Room	436 sf	Medium	\$214 /sf	\$93,100
1	Resident Room - New	5,615 sf	Light	\$114 /sf	\$640,900
1	Restroom	699 sf	Restroom	\$342 /sf	\$239,500
2	Stair	594 sf	Medium	\$214 /sf	\$126,900
2	Storage	40 sf	Light	\$114 /sf	\$4,600
2	Study Room	200 sf	Medium	\$214 /sf	\$42,800
2	Trash	70 sf	Light	\$114 /sf	\$8,000
Level Three Total		9,591 sf		\$159 /sf	\$1,526,400
Putnam Attic Level					
3	Open Study	1,671 sf	Medium	\$214 /sf	\$357,000
3	Stair	179 sf	Heavy	\$319 /sf	\$57,100
Level Three Total		1,850 sf		\$224 /sf	\$414,100
Putnam Renovation Total All Floors		56,487 sf		\$156 /sf	\$8,820,100
Renovation Total All Buildings		156,385 sf		\$153 /sf	\$23,892,800
Infrastructure by Building		Quantity		Unit Cost	Budget

		Area	Category	Unit Cost	Budget
Van Zile Hall					
1	Modernize Existing 3-Stop Elevator	1 ea		\$74,400 /ea	\$74,400
3	New Open Stair to Lower Level	1 ea		\$89,300 /ea	\$89,300
3	New Floor Opening & Railing	1 ea		\$29,800 /ea	\$29,800
1	Modify Existing Fire Suppression	48,911 sf		\$8 /sf	\$391,288
1	Modify Existing Fire Alarm	48,911 sf		\$5 /sf	\$244,555
3	Remove Existing Chillers	3 ea		\$20,900 /ea	\$62,700
1	Campus Chilled Water Connection	1 ls		\$952,100 /ls	\$952,100
1	Steam to HHW Exchanger & Pumps	1 ls		\$409,200 /ls	\$409,200
1	Steam Condensate Pump	1 ea		\$29,800 /ea	\$29,800
1	AHU-3 Fan Wall Retrofit	1 ea		\$126,500 /ea	\$126,500
1	AHU-4 Fan Wall Retrofit	1 ea		\$133,900 /ea	\$133,900
1	Dedicated Outside Air Supply Unit	1 ea		\$260,400 /ea	\$260,400
1	Glycol system,HX,Pump for DOAS	1 ea		\$126,500 /ea	\$126,500
1	Relocate Existing Condensing Unit	1 ea		\$4,500 /ea	\$4,500
1	Electric Storage HW Heater	1 ea		\$29,800 /ea	\$29,800
1	Natural Gas Emergency Generator	1 ea		\$223,200 /ea	\$223,200
1	Clean Existing Ductwork	1 ls		\$37,200 /ls	\$37,200
Van Zile Infrastructure Total					\$3,225,143
Boyd Hall					
1	Furring & Insulation at Ext Walls	32,000 sf		\$18 /sf	\$576,000
3	Modernize Existing 5-Stop Elevator	1 ea		\$74,400 /ea	\$74,400
1	New 5-Stop MRL Traction Elevator	1 ea		\$334,800 /ea	\$334,800
1	Exterior Entry Ramp	1 ea		\$74,400 /ea	\$74,400
1	New Bldg Entrance for Honors	1 ls		\$96,700 /ls	\$96,700
1	Remove Exterior Stair	1 ea		\$17,900 /ea	\$17,900
1	New Fire Suppression	51,616 sf		\$12 /sf	\$619,392
1	Modify Existing Fire Suppression	12,908 sf		\$8 /sf	\$103,264
1	Modify Existing Fire Alarm	64,524 sf		\$8 /sf	\$516,192
1	Steam to HHW Exchange & Pumps	1 ls		\$372,000 /ls	\$372,000
1	Steam Condensate Pump	1 ea		\$29,800 /ea	\$29,800
1	Dedicated Outside Air Supply Unit	1 ea		\$260,400 /ea	\$260,400
1	Glycol system,HX,Pump for DOAS	1 ea		\$126,500 /ea	\$126,500
1	Electric Storage HW Heater	1 ea		\$29,800 /ea	\$29,800
1	Clean Existing Ductwork	1 ls		\$14,900 /ls	\$14,900
Boyd Infrastructure Total					\$3,246,448

		Area	Category	Unit Cost	Budget
Putnam Infrastructure					
1	Furring & Insulation at Ext Walls	32,000 sf		\$18 /sf	\$576,000
3	Modernize Existing 5-Stop Elevator	1 ea		\$78,000 /ea	\$78,000
1	New 5-Stop MRL Traction Elevator	1 ea		\$350,900 /ea	\$350,900
1	Exterior Entry Ramp	1 ea		\$78,000 /ea	\$78,000
3	New Bldg Entrance for Future Dept	1 ls		\$101,400 /ls	\$101,400
1	Remove Exterior Stair	1 ea		\$18,800 /ea	\$18,800
1	New Fire Suppression	51,616 sf		\$13 /sf	\$671,100
1	Modify Existing Fire Suppression	12,908 sf		\$8 /sf	\$103,300
1	Modify Existing Fire Alarm	64,524 sf		\$8 /sf	\$516,200
1	Steam to HHW Exchange & Pumps	1 ls		\$389,900 /ls	\$389,900
1	Steam Condensate Pump	1 ea		\$31,200 /ea	\$31,200
1	Dedicated Outside Air Supply Unit	1 ea		\$272,900 /ea	\$272,900
1	Glycol system,HX,Pump for DOAS	1 ea		\$132,600 /ea	\$132,600
1	Electric Storage HW Heater	1 ea		\$31,200 /ea	\$31,200
1	Clean Existing Ductwork	1 ls		\$15,600 /ls	\$15,600
3	Instantaneous Steam HW Heater	1 ea		\$234,000 /ea	\$234,000
Putnam Infrastructure Total					\$3,601,100
Infrastructure Total All Buildings				\$64 /sf	\$10,072,691
Renovation + Infrastructure Total All Buildings				\$217 /sf	\$33,965,491
1	Top Priority "Must Have" Construction Total				\$24,057,891
2	Secondary Priority "Highly Desirable" Construction Total				\$8,428,800
3	Lower Priority "Wishlist" Construction Total				\$1,478,800
Construction Total All Priorities					\$33,965,491
1	Top Priority "Must Have" Total Project Cost				\$31,997,000
2	Secondary Priority "Highly Desirable" Total Project Cost				\$11,210,400
3	Lower Priority "Wishlist" Total Project Cost				\$1,966,900
Total Project Cost All Priorities					\$45,174,300
1	Van Zile Top Priority "Must Have" Construction Total				\$6,381,243
1	Boyd Top Priority "Must Have" Construction Total				\$10,057,748
1	Putnam Top Priority "Must Have Construction Total				\$7,618,900
1	Top Priority Construction Total for All Three Buildings				\$24,057,891
1	Van Zile Top Priority "Must Have" Total Project Cost				\$8,487,100
1	Boyd Top Priority "Must Have" Total Project Cost				\$13,376,900
1	Putnam Top Priority "Must Have Total Project Cost				\$10,133,200
1	Top Priority Project Total for All Three Buildings				\$31,997,200

Appendix C

Participants

- This study was prepared with input from several key stakeholders, including:

K-STATE HOUSING & DINING

- Derek Jackson, Associate VP for Student Life, Director of Housing & Dining Services
- Skyler Harper, Associate Director of Housing & Dining Services, Facilities Management
- Nick Lander, Associate Director for Student Living
- Mary Molt, Associate Director of Housing & Dining Services
- Camille Korenek, Assistant Director Housing & Dining Services
- Melissa Schrader, Assistant Director Housing & Dining Services
- John Green, Associate Director of Retail Operations
- Kerry Jennings, Senior Manager, Maintenance Shops
- Carissa Tummons, Registered Dietitian

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- Mary Hale Tolar, Dean & Mary Lynn and Warren Staley Chair for Leadership
- Sara Luly, Director of University Honors Program
- Jim Hohenbary, Associate Director of University Honors Program
- Kait Long, Director of Advancement & Administration
- Trisha Gott, Associate Dean, Assistant Professor

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- Kaitlyn Guerreiro, Interior Designer, PGAV Architects
- Tom Orazem, Principal & MEP Engineer, Orazem & Scalora Engineering