

Kansas State University

West Seaton Hall

West Seaton 2nd Floor Renovation (ARE)

PROGRAM (*Revised*)

April 28, 2022

Prepared by Facilities Campus Planning and Project Management in associate with GE
Johnson Department of Architectural Engineering and Construction Science



Introduction

All revisions to the original program are italicized.

Kansas State University's GE Johnson Department of Architectural Engineering and Construction Science (ARE/CNS) is nationally recognized for producing graduates who are well prepared for engineering and construction careers. The Department provides a learning environment of value to students, industry and society through excellent instruction, creative inquiry and service. The market demand for K-State's award-winning ARE and CNS students is strong, and graduates enjoy a 100% job placement rate. More can be done to meet industry's demand for training excellent design and construction professionals and to sharpen the university's competitive edge in student recruitment and retention. There is no better time than today to boldly advance the GE Johnson Department of Architectural Engineering and Construction Science at K-State.

Even prior to the COVID pandemic, large class enrollments, combined with aging building infrastructure created a dire need for effective classroom space, updated building systems (HVAC, Lighting, etc.) and technology. Studies show that improving the department's instructional space for teaching, learning and creative inquiry will increase enrollment by 100+ students and 5-10 graduate students within the next 10 years. Essential upgrades will create a more cohesive environment and strengthen the department's viability for the next 15 years and beyond.

The ARE/CNS Department in the College of Engineering is currently located on the second Floor of West Seaton. West Seaton was constructed in 1950 and a small portion of this area received improvements in 2004. This portion of the building was not addressed during the 2015 architectural/building renovation for the APDesign project.

This project is positioned to positively impact institutional deferred maintenance needs by renovating aging HVAC & controls systems, exterior windows, storefront entries, exterior stone, and inefficient interior lighting, in order to meet existing and future program needs. *Based on additional State of Kansas deferred maintenance funding recently being made available through a dollar for dollar match, it was determined that it would be in the best interest of the University to upgrade the HVAC and controls needs for the entire 1950's wing (3 floors + basement) by dovetailing that portion into this project.* The FCI score for Seaton was originally expected to improve from a .26 to a .21, but with additional deferred maintenance funding, the FCI is expected to improve even further, from a .26 to a .19 after project completion.

The project has been approved to proceed with the University's Cabinet and KSU Foundation for project feasibility and is anticipated to be *funded through a collaboration of private funding and State of Kansas deferred maintenance funding.* *The project team selection will be coordinated through the OFPM and SBAC processes for Architect and CMaR selection.*

Site Map



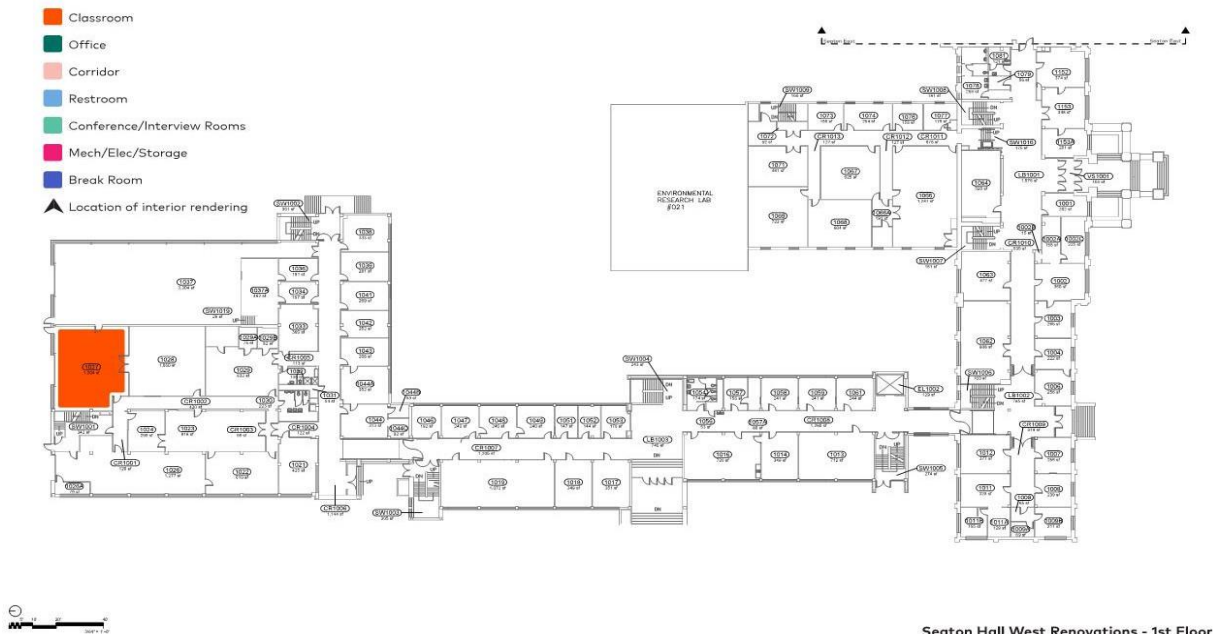
Project Description

The anticipated scope for renovation of the GE Johnson Department of Architectural Engineering and Construction Science within West Seaton will consist of five major areas of focus:

1. Replace and modernize current heating/cooling systems *in the areas of renovation and all floors the 1950's wing in West Seaton*. The current systems consist of a combination of steam heat/radiators, window air conditioning units, through-wall fan coil units, split system furnace/AC units, and roof top units. The older systems are extremely inefficient and ineffective in maintaining thermal comfort of the spaces. Even the newer systems are at the end of their 20-year expected life cycle and are in a near-constant state of repair. Replacement parts are scarce or no longer available and Facilities Maintenance is having to cannibalize used parts from across campus from units that were salvaged and stored upon replacement. The intent is to eliminate suspended acoustical ceilings throughout much of the department in teaching spaces to expose these new mechanical systems for educational purposes.
2. Refresh the exterior of West Seaton with new, energy efficient storefront insulated glass and glazing to replace the old clear anodized/single pane window systems.
3. Convert Seaton 2009 and Seaton 2011A into a 72-seat state-of-the-art lecture classroom by eliminating the wall that currently separates these two spaces. The renovation would include a new faculty office, creation of a mechanical room to serve this new space, as well as storage and display space.
4. Refresh and upgrade finishes throughout the department, including new LED lighting, carpet, paint, and ceilings/clouds, with new doors and hardware to meet the university standards for locks/security.
5. Installation of a wet fire sprinkler systems throughout the department.

The project is to be designed in accordance with the currently adopted codes and regulations of the Office of Facilities and Property Management-Design, Construction & Compliance and the Office of the State Fire Marshal. Additionally, the project is to comply with OFPM-DCC Building Design and Construction Manual and University Standards.

Current Conditions & Space Summaries



- Classroom
- Office
- Corridor
- Restroom
- Conference/Interview Rooms
- Mech/Elec/Storage
- Break Room
- ▲ Location of interior rendering



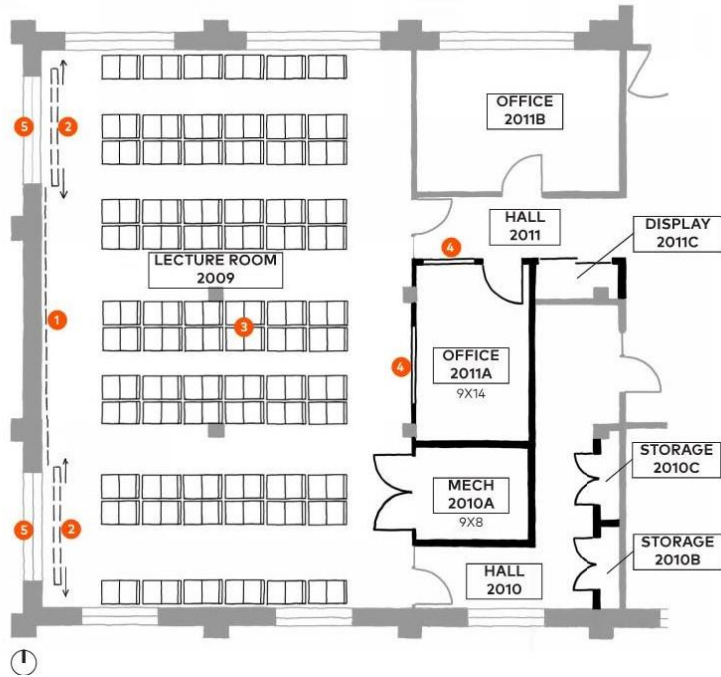
Seaton Hall West Renovations - 2nd Floor

Lecture Hall Suite – A/V Option 01

The 72-person lecture room will consist of renovations that include indicated spatial re-organization (to accommodate necessary updates and circulation to and from the updated suite. Finish updates are indicated within the finish schedule matrix in this section. Additionally, interior updates will also include modernized lighting and mechanical systems as well as strategies to ensure acoustical isolation between spaces/acoustical absorption within spaces. Other items of note include the following:

1. Marker board wall (stationary)
2. Track-mounted, sliding, flat panel TV screens
3. New student desks/seating
4. Interior borrowed lights/windows
5. New spandrel glass at existing, exterior window openings

**Existing elements are indicated in gray and new elements are indicated in black*



Space Projection / Summaries

Floor Level			
Type of Space	Size of Space	Revised Size of Space	
Classroom	13,595	13,595	SF
Office	4,430	4,430	SF
Corridor	3,567	3,567	SF
Conference/Interview	1,433	1,433	SF
Mechanical	686	686	SF
Break Room	508	508	SF
Restroom	377	377	SF
HVAC & Controls Upgrades only (Basement, First and Third floors)		34,690	SF
Total	24,596	59,286	SF

Budget

Estimate of Project Costs	Original Costs	Revised Costs
Construction (Construction Cost, etc.)	\$2,750,000	\$5,000,000
Door Locks, IT	\$45,000	\$45,000
Design Fees (Architect, Engineer, other Consultants)	\$275,000	\$500,000
FF&E (Furniture, A/V, equipment, donor recognition etc.)	\$218,000	\$218,000
Miscellaneous Costs (Administrative fees, acoustic testing, construction testing, survey, internal labor, etc.)	\$53,315	\$150,000
Contingency (Approximately 10%)	\$281,185	\$709,500
Subtotal	\$3,622,500	\$6,622,500
Foundation costs – UAF (5% of donated funds)	\$225,000	\$225,000
Foundation costs – Estimated Interest on loan against pledges	\$225,000	\$225,000
Building Sustainability fund	\$427,500	\$427,500
Total	\$4,500,000	\$7,500,000

Increased costs are due to the addition of scope by expanding the project from the renovation of the 2nd floor ARE program spaces, to include HVAC upgrades in the 1950's wing of Seaton Hall.

Funding

The project will be funded with Foundation Funds *and* State of Kansas deferred maintenance matching funds. Building sustainability funds will originate from philanthropic gifts and be held in an endowment specifically to capitalize the renewal requirements for the building after construction.

Maintenance

Capital renewal costs will be funded from building sustainability fund (above). The annual costs of operations, maintenance, and utilities for the 59,286 SF are estimated as follows, and are already accounted for within current university expenditures.

Description	Cost/sf	Total
Operations and Maintenance	\$3.23 x 59,286 SF	\$ 191,494
Utilities	\$3.50 x 59,286 SF	\$ 207,501
Total Annual Cost		\$398,995

Tentative Timeline/Schedule	Original Date	Revised Dates
KBOR Program Approval	April, 2022	May, 2022
Design Development	September, 2022	September, 2022
Construction Documents	November, 2022	November, 2022
KBOR Final Approval	December, 2022	December, 2022
CMAr - GMP pricing / AHJ review of Documents	January, 2022	January, 2023
Construction Completion/ Occupancy	August, 2023	August, 2023