

## Facilities Advisory Committee Meeting

Wednesday April 15, 2015

### **I. Time, Date and Location**

- Time and location: 3:30-4:30 P.M. Administration Center – Brookside Room.
- Members present: Cory Beard, Hali Fieldman, Eric Grospitch, Saul Honigberg, Steven Pankey, Bob Simmons, Ellen Suni, Peter Witte
- Staff present: Karen Lavendusky, Pat Kohlscheen
- Minutes recorded by: Pat Kohlscheen

### **II. Motion to Approve**

- February 17<sup>th</sup> minutes – Ellen Suni motion and Peter Witte second motion to approve as submitted. Approved

### **III. Capital Projects Update FY2015 State Bonding Issuance**

- Waiting to hear what the State Legislature has approved for the FY2016 budget which starts July 1, 2015. The decision seems to be about a month away
- We are also preparing for the preliminary submission to the Board of Curators for capital priorities for FY2017

#### **a. Spencer Chemistry Building and School of Biological Sciences Renovations – Potential \$18.3 State Bond Issuance**

- Number 1 Campus priority in the State Legislature for State Funding for FY2015 was the renovations of the Spencer Chemistry Building and School of Biological Sciences
- State Legislature is considering issuing State Bonds, not Campus Bonds, for \$18.3M to provide funding for renovations
- Key Point: The State Legislature developed the amount of \$18.3 because it fit within the \$200M bonding project for all higher education across the state
- The actual amount needed for the whole building would be double that amount
- Working with Dean White, Dean Vaught, Dr. Kilway, and Dr. Kruger, a consulting team has been selected to design the building renovations
- Will be looking at a lot of options and the most likely combination of renovations will be to address the teaching labs, the lower parts of the building, and the basic infrastructure like the HVAC system, which is original to the building
- The University strategic plan goal calls for the use of the money to provide better quality teaching labs for the recruitment of more students in the sciences
- The process of the bond approval is being held up by the Legislature focusing on the St. Louis issue of building an new football stadium

#### **b. Free Enterprise Center – Potential Funding of 50/50 match Project through a State Bonding Issuance**

- Number 1 Campus priority for 50/50 match funding is the Free Enterprise Center
- The funding was approved by the Legislature last year but was held up by the Governor because of the State economic conditions
- The project at the corner of Volker and Brookside will serve the entrepreneurial and innovation aspects of programs at UMKC with a focus in Bloch School of Management and School of Computing and Engineering

- The private funding of \$7.4M is in place and the matching funds could be released at any time by the Governor

**c. School of Computing and Engineering Lab Additions – Potential privately funded \$30M project**

- The need for the School of Computing and Engineering Teaching Lab Additions is so great the project is being looked at as a totally private \$30M fund raise much like the Bloch Executive Hall
- The need is so great we can't wait in anyone's line for funding
- This is a \$30M project that has \$10M already committed to it with Dean Truman working on raising the matching funding

**IV. FY2017 State Capital Funding Priority – General Fund and 50/50 Capital Match Funds**

Referring to the Preliminary Capital Plan the E&G (Education & General Space), Auxiliary (Housing, Parking, Student Union) handout – (attached)

From the 3 funding sources:

- For the State Funding we are recommending the number one priority remain the Spencer Chemistry Building and School of Biological Sciences Renovations
  - The \$18.3M is not going to solve all the issues in the building
  - If we move onto another project and leave a half renovated building we will be 20 years in the future before we can look at the issues for this building again
  - The challenge of this renovation will be to find a good stopping point so the building isn't left with awkward fixes the will need to be redone if and when the needed money to finish the project becomes available
- The School of Medicine Renovations and Addition will remain on the second tier
- The School of Dentistry Renovation and Addition will remain on the third tier
- For the 50/50 Match Funded E&G projects the priorities are the 215 Volker-Free Enterprise Center and the Downtown Campus for the Arts/Conservatory of Music and Dance
- For the Privately Funded projects the priorities are the Engineering Lab Building and the Miller Nichols Library Renovations
  - Miller Nichols has had some private and bond finance and will continue to do private fund raising to further the renovations
- UMKC Foundation has close to \$3M of private funding that was used to renovate the second floor of MNL which has been completed
- The last of the \$3M gift will be used on the third floor for the LaBudde Special Collections and the Edger Snow Collection
- There are two projects that would use private fund raising and developer money not University money – one would be the Troost Avenue Development along 53<sup>rd</sup> and 54<sup>th</sup> blocks of Troost Avenue and the other is the Basketball Facility at KCMO Municipal Auditorium Phase II
- One major capital project that will begin construction after commencement is the James C. Olson Performing Arts Center Lobby Addition and Spencer Theatre Renovation.

- \$5M private funds raised by the Kansas City Reparatory Theatre will be fed into the UMKC facilities for the mutual benefit of UMKC and the Kansas City Reparatory Theatre.

**V. Oak Street West Development / Whole Foods Update**

- The ground leases are signed – leases with both the UMKC and the developer, KCATA and the developer for the Trolley Trail, Central United Methodist Church with the developer for the property to the south
- UMKC and the Kansas City Young Matrons have agreed to the property swap and the moving of the building
- The Kansas City Young Matrons and the developer are down to the dotting of i's and crossing of the t's with their agreement
- The project to relocate the house and property swap has gone through the city process and has been approved by Kansas City – the Special Use Permit has been approved by the Board of Zoning
- Possible start of construction at the southwest corner of the School of Education parking lot will be after commencement and see the start of activity at the 51<sup>st</sup> Street parking lot in June
- Whole Food project will be completed by late 2017 or early 2018
- Impact to Oak Street will be the complete closure for about twelve hours when the house is moved to the School of Education parking lot – there is also a City water main project that will cause some lane closures

**VI. Downtown Conservatory of Music and Dance Update**

- This is a project in progress and the design has not been finalized
- The design team of Helix and HGA was chosen last fall to continue to develop concept designs for the site which is south of the Kauffman Performing Arts Center
- Design will incorporate the feeling of the Cross Roads District as the gateway between the Performing Arts Center and the District and to consolidate the many divisions and departments of music so they can interact easily
- Parking will likely be a shared use agreement with the Kauffman Performing Arts Center
- Question was raised if this would be a LEED certified building – at this time LEED might not be the criteria used but a similar criteria like the EPA Energy Star the might work better for the carbon foot print and energy use
- We are doing a pilot project with the EPA Energy Star with six buildings on campus and will be adding six more

**VII. Additional Items**

- We are under construction renovating a house in the 5200 block of Rockhill Road in the Rockhill Road Circle for the new home of the Chi Omega Sorority
  - The old house was home to six women and the new house will have the ability to house twenty-nine women
  - The University will acquire the house the sorority currently occupies
  - In the fall we will have Chi Omega plus Beta Theta Pi and a third organization that is going through the vetting process on the Rockhill Road Circle – this is in response to the Master Plan to reinforce the role of the Greek Life on Campus
  - The neighborhood is on board with this since it will consolidate the Greek Life in one area and removes them from the general neighborhood housing areas

- This is the last scheduled meeting of this year. The new schedule will be determined and put on member's calendars
  - Space Utilization will be updating sometime in the fall – the last time UMKC did this was 2002
  - Karen Lavendusky is the Space Czar for UMKC and can tell you how space is being used on campus
  - Space Utilization Study gives consideration to your enrollment, your goals, and your growth goals and asks if you have too many classrooms, too few classrooms, too much teaching lab space, etc.
  - What this could be going toward is a No New Space model – where you have to prove you need the additional space funding or require you to demolish or take off line existing space if you are building new
  - This is a system wide initiative

Explanation of terms on the handout – Preliminary Campus Capital Plan

- Deferred Maintenance are items beyond its useful life that could break at anytime
- FCNI stands for Facilities Conditions Need Index – you would take the deferred maintenance amount divided by the current replacement value to obtain the FCNI number – then you take the deferred maintenance amount times the FCNI to obtain the dollar amount to replace the building
- The Economic Factors list is a broad industry analyses that predicts if you invest X amount of money in the economy and construction it will produce X amount of money in temporary job for construction which would be the Output Value, X amount of money in the earning that is ongoing, and will produce X amount of employment

**VIII. Future Items to discuss**

- Deferred Maintenance
- A faculty facility – a place to interact with other faculty from other departments

**IX. Motion to Adjourn**

- Dean Witte motion and Eric Grospitch second motion to adjourn. Approved

University of Missouri - Kansas City  
Preliminary Campus Capital Plan

#	Title	Type	Year	Total Cost	State	Federal	Gift	Debt	Other	Operating Expense	Deferred Facility Needs	FCNI	Economic Factors			Changes from 2015		
													Output Value	Earnings Value	Total Employment	% of Change	2015 Capital Plan Ranking (if Changed)	Cost Change (Other than Inflation (2))
<b>Top Priorities - State Funded E&amp;G</b>																		
1	Biological Sciences & Spencer Chemistry Renovation and Addition	RE/NC	2015-2019	\$34,500,000	\$34,500,000	\$0	\$0	\$0	\$0	\$245,000	\$30,833,000	0.5	\$79,843,350	\$23,918,850	604	2.00%		
2	School of Medicine Renovation and Addition	RE/NC	2015-2019	\$19,000,000	\$19,000,000	\$0	\$0	\$0	\$0	\$257,000	\$38,907,000	0.49	\$43,971,700	\$13,172,700	332	-65.14%		
3	School of Dentistry Building Renovation and Addition	RE/NC	2015-2019	\$31,300,000	\$24,300,000	\$0	\$7,000,000	\$0	\$0	\$990,000	\$6,800,000	0.25	\$72,437,590	\$21,700,290	548	2.18%		
<b>Top Priorities - 50/50 Funded E&amp;G</b>																		
1	215 Volker -Free Enterprise Center	NC	2015-2019	\$14,800,000	\$7,400,000	\$0	\$7,400,000	\$0	\$0	\$450,000	\$0		\$34,251,640	\$10,260,840	259	-1.33%		
2	Downtown Campus for the Arts/ Conservatory of Music and Dance	NC	2015-2019	\$96,000,000	\$48,000,000	\$0	\$48,000,000	\$0	\$0	\$1,231,000	\$0		\$222,172,800	\$66,556,800	1,680	9.09%	Land Value Added.	
<b>Top Priorities - Privately Funded E&amp;G</b>																		
1	Engineering Lab Building	NC	2016-2020	\$30,000,000	\$0	\$0	\$30,000,000	\$0	\$0	\$470,000	\$0		\$69,429,000	\$20,799,000	525	87.50%	Scope Increase.	
2	Miller Nichols Library Renovation	RE	2016-2020	\$8,037,000	\$0	\$0	\$8,037,000	\$0	\$0	\$0	\$7,875,000	0.28	\$18,600,029	\$5,572,052	141	2.06%		
<b>Top Priorities -Privately Funded Non-E&amp;G</b>																		
1	Troost Avenue Development	NC	2015-2019	\$12,516,000	\$0	\$0	\$0	\$0	\$12,516,000	\$0	\$0		\$28,965,779	\$8,677,343	219	2.06%		
2	Basketball Facility at KCMO Municipal Auditorium Phase II	RE	2016-2020	\$12,000,000	\$0	\$0	\$4,000,000	\$0	\$8,000,000	\$0	\$0		\$27,771,600	\$8,319,600	210	-20.00%	Adjusted for Phase I Work Completed.	
<b>Total</b>				<b>\$258,153,000</b>	<b>\$133,200,000</b>	<b>\$0</b>	<b>\$104,437,000</b>	<b>\$0</b>	<b>\$20,516,000</b>	<b>\$3,643,000</b>	<b>\$84,415,000</b>		<b>\$597,443,488</b>	<b>\$178,977,475</b>	<b>4,517</b>			
<b>Projects Underway</b>																		
1	James C. Olson Performing Arts Center Lobby Addition and Spencer Theatre Renovation	RE/NC	2015-2019	\$5,000,000	\$0	\$0	\$5,000,000	\$0	\$0									
<b>Total Projects Underway</b>				<b>\$5,000,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,000,000</b>	<b>\$0</b>	<b>\$0</b>									