

Amend FY 2012 Capital Improvements Plan-ESU

Emporia State University requests approval to modify its FY 2012 Capital Improvements Plan to add the project, Plan and Construct Remodeling of Singular/Trusler Residence Hall (in Towers Complex). The project will involve expenditures of approximately \$5.339 million, financed from Residence Hall Funds and the Restricted Fee Fund. ESU requests approval to immediately proceed to advertise and interview for professional planning services. If approved the University would initiate project planning during remaining months of FY 2012. Approximately half of the actual renovation would occur during FY 2013 and the remainder in FY 2014. During planning for the FY 2014 project, Remodeling or Replacement of Morse Residence Hall, it was determined that more efficient use of residential facilities could be achieved if the 57,384 sq. ft. Singular/Trusler complex were renovated, since revenue bonds continue on an adjoining facility through FY 2026.

The project budget presumes expenditure of \$2,919,875 in Trusler Hall and \$2,419,875 in Singular Hall. Major components of the project budget are as follows:

Estimated Project Costs Remodel Singular/Trusler Residence Hall

Construction Cost	
Renovation of Trusler from 71 rooms to 30 suites	\$ 525,000
Renovation of Singular from 55 rooms to 21 suites	425,000
Mechanical, Electrical, and Plumbing Upgrade	1,600,000
Fire Detection and Suppression Upgrade	450,000
Demolition for Renovation and MEP Upgrades	350,000
Subtotal Construction	\$ 3,350,000
Professional Fees	
Engineering/Architectural	\$ 265,000
Fire Protection Engineering	40,000
Subtotal Professional Fees	\$ 305,000
Other Project Costs	
Asbestos Abatement	\$ 600,000
Roof Replacement	300,000
Fixtures and Furnishings	500,000
Miscellaneous Costs, Fees, and Contingency	284,750
Subtotal Other	\$ 1,684,750
GRAND TOTAL	\$ 5,339,750

Singular/Trusler Hall Renovation

Emporia State University is requesting authority to expend approximately \$5.34 million, from Residence Hall Funds and the Restricted Fee Fund for renovation of Singular/Trusler Hall. Below is an abbreviated description of the reasons the project is just now appearing for action:

1. For several years, ESU has had in its long-term planning the remodeling of Morse Hall, a large dormitory complex in the center of campus.
2. A project for renovation of Morse appeared in ESU's five year plan, as a FY 2014 project, with a price tag of approximately \$8.0 million.
3. During FY 2012 ESU contracted with the national firm of Brailsford and Dunlavey for a market analysis of its residence halls.
4. Discussion of options for the residence halls reveals a very high price tag for renovation of Morse Hall, such that replacement of the facility should be considered. Analysis and options for developing a replacement facility is an endeavor which delays planning at least a year, given the need to determine location and resolve several issues of facility type.
5. Additionally internal analysis of Singular/Trusler Hall, a part of the Towers complex, upon which bonded indebtedness exists until 2026, reveals options for converting existing rooms into suites.