

## FACILITIES MANAGEMENT REPORT

### 1. Energy Savings Performance Contract

In September 2016, an RFP was issued to select an ESCO (Energy Savings Contractor) to serve as a partner on a potential Energy Savings Performance Contract (ESPC). CMTA Energy Solutions was selected and completed a comprehensive technical energy audit in May 2017. The audit report identified potential energy conservation measures, or projects. Results of the audit and recommended ECMs (Energy Conservation Measures) were duly reviewed and CMTA obtained costs for the selected measures. Bank of America will finance the ESPC and the avoided electric costs will fund the lease payments. Some work will begin in spring 2019 with the remaining construction taking place during the summer and early fall. Materials to begin ECMs are currently on order and the ESPC is expected to be complete by the end of 2019.

Engineer: CMTA Energy Solutions

Estimated Scope: \$4,100,000

Fund Source: Guaranteed Energy Savings

Anticipated Completion: Fall 2019

### 2. Herrmann Science Center Roof Restoration

This project is complete and only warranty inspection and closeout documents remain to be accomplished. Warranty inspections will be scheduled when we have more favorable weather conditions.

### 3. Elevator Improvements (Lucas Administrative Center)

The elevators in Lucas Administrative Center require control and mechanical modifications to ensure reliability and safe operation. The electrical and mechanical components are worn and misaligned, resulting in intermittent malfunctions and downtime. Both elevators are scheduled to be modernized and upgraded to improve safety and performance. Pedco E&A Services prepared the bid documents and ThyssenKrupp will perform the installation. Equipment orders have been placed but many components require up to four months of lead time due to custom manufacturing requirements. The plan is to begin on site work in May with project completion anticipated in 2020. One elevator will be out of service throughout this time period.

Engineer: Pedco E&A Services

Contractor: ThyssenKrupp

Scope: \$610,000

Fund Source: Deferred Maintenance Project Pool

Anticipated Completion: Spring 2020

#### **4. Switchgear Replacement (Mathematics-Education-Psychology - Exterior Unit)**

Switchgear equipment distributes a building's incoming electric power to its internal electrical systems. The electrical high voltage switchgear at the Mathematics-Education-Psychology Center has an internal and external component.

The unit inside the building is in good condition. The external unit is exposed to weather and has reached the end of its useful life. Failure would cause loss of power resulting in a building shutdown.

Bid documents were prepared by CMTA and DeBra Kuempel was the successful bidder. The building's power was switched off during part of the winter recess to enable replacement of exterior equipment. A generator provided power for the balance of the project duration to accommodate events and activities scheduled in the building. This work is 95% complete. A faulty switch on the new gear will be replaced during spring break 2019.

Engineer: CMTA

Contractor: DeBra Kuempel

Scope: \$242,000

Fund Source: Deferred Maintenance Project Pool

Anticipated Completion: March 2019

#### **5. Kenton Garage Restoration**

Kenton Garage, with 241,000 gross square feet and just under 700 parking spaces, was built in 2005. It is in need of restoration to assure its long term durability. Based on a professional condition assessment by THP Limited, Inc., a structural engineering firm, planned work includes concrete repairs to address minor slab deterioration; installation of a water repellent on supported slabs; painting of exposed decorative and structural steel components; replacement of slab and façade expansion and construction joint sealants; and, other miscellaneous concrete and masonry repairs.

Design work began in January and the project will be bid in March. If a successful bid is received and if funding permits, restoration work will begin in mid-May and will be completed prior to the start of the fall 2019 semester. Kenton Garage would remain closed throughout the summer while restoration work is underway.

Engineers: THP Limited, Inc.

Contractor: TBD

Scope: \$44k for design; total scope TBD

Fund Source: NKU Bonds

Anticipated Completion: Summer 2019

## **6. Commonwealth Hall Renovation**

Commonwealth Hall is a traditional style residence hall with two residents per room and shared restrooms on each floor. Constructed in 1982, it has three wings radiating from an open, common lobby space and a total of 190 beds. The primary goal of this project is to install a new mechanical system in the building. The new system will provide humidity control in humid months and heating and/or cooling at the room occupant's discretion year round, significantly increasing occupant comfort and energy efficiency. This project also includes upgrades to Commonwealth Hall's interior finishes.

The project is currently under construction and is expected to be complete in time for fall 2019 occupancy.

Architects: SHP Architects

Engineers: CMTA

Contractor: Century Construction

Scope: \$2.8M

Fund Source: NKU Bonds – debt service paid with housing revenues

Anticipated Completion: By Fall 2019

## **7. New Residence Hall**

A design team of Moody Nolan (MN) architects, a nationally recognized firm with offices in Covington, Kentucky and Columbus, Ohio and Lord Aeck Sargent (LAS) of Lexington, Kentucky and Atlanta, has begun working on the design of a new student residential facility. A significant part of LAS' higher education practice is the planning and design of student residential facilities. Messer Construction will serve as construction manager for the project.

Programming and concept design of the building is complete. Site analysis resulted in a recommendation to build the new residence hall on a site centrally located in the Boothe Village. An "L" shape building is envisioned in the area between Norse Hall and Kentucky Hall, wrapping around Cumberland Hall to the north. Site improvements would include elimination of the Norse Commons circle drive and minor reworking of the fire lane that threads through the Boothe Village.

The building would include approximately 312 suite-style beds featuring two double-occupancy bedrooms sharing one private shower room, one private toilet room, and two sinks. As currently envisioned, the building would include ample communal gathering and study space to foster student engagement and is envisioned to become the new central focus of the Boothe Residential Village. It would be four levels in height from the primary entrance level, extending one additional level down in the north wing due to elevation changes. The scope of the project is still being refined.

Construction is anticipated to begin in early 2020. The project is scheduled for completion by July 1, 2021.

**New Residence Hall** – Continued

Architect of Record: Moody/Nolan

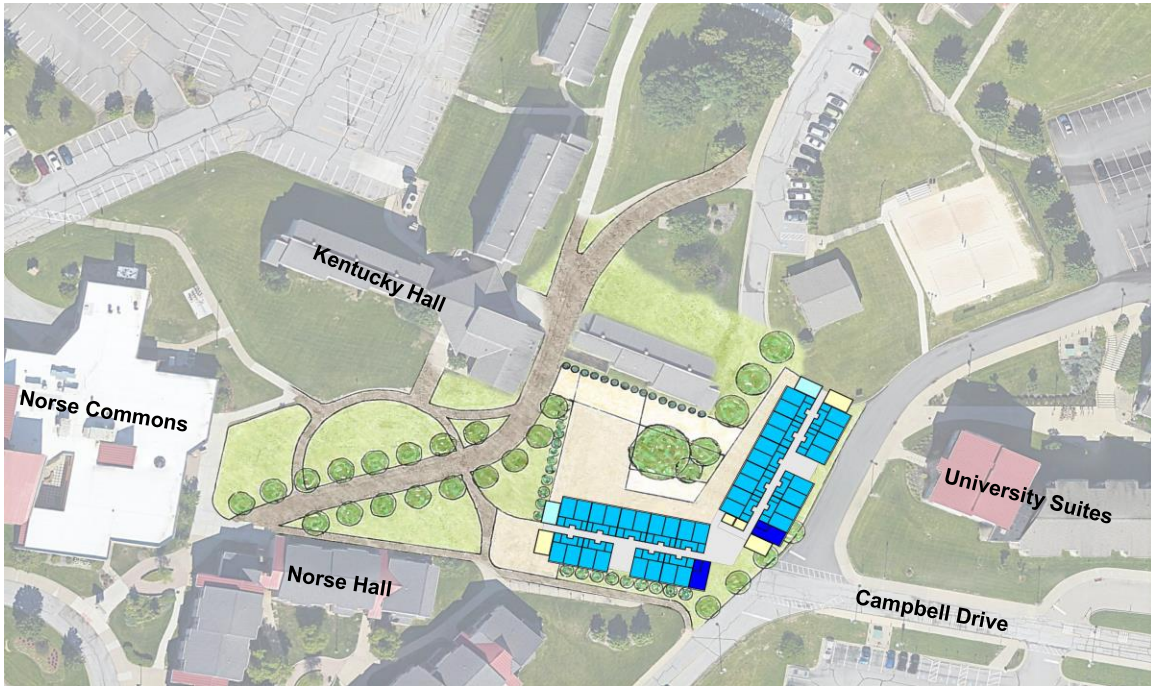
Student Life/Interior Design Consultant: Lord Aeck Sargent

Engineers: CMTA, THP, The Kleingers Group, Geotechnology, Inc.

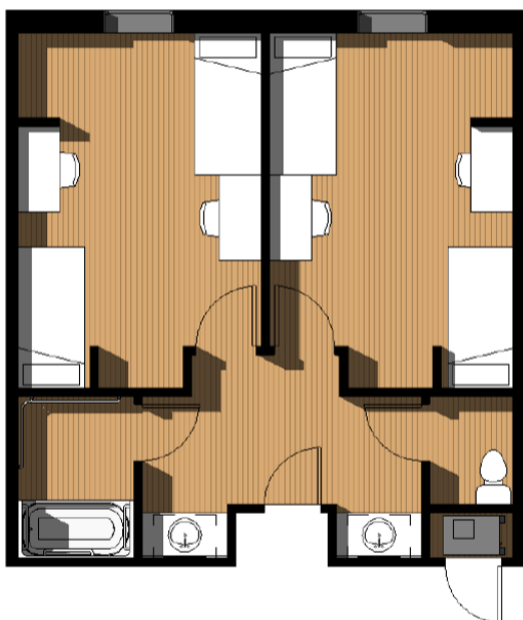
Landscape Architect: Vivian Llambi & Associates

Construction Manager: Messer Construction

Anticipated Completion: Summer 2021



January 11, 2019 Preliminary Concept Plan for New Residence Hall



Proposed Suite Layout

## **8. US 27 Development**

Fairmount Properties continues their due diligence and planning for the US 27 Development. The project will be a mixed-use development with a pedestrian-friendly, ground floor street presence. Phase One is a 65,000 square foot office building and associated parking garage on the north side of the Nunn Drive intersection for St. Elizabeth Healthcare and OrthoCincy. Phase Two, on the south side of Nunn Drive, will be a mixed-use development of 20-30,000 square feet of full-service and casual restaurant and retail tenants, a 100-110 room hotel, 150-200 market rate apartments, parking and office space.

Retail uses will result in a safe, active pedestrian experience complete with al fresco dining on patios, sidewalk amenities, public art installations and an urban environment that embraces the notion of a unique street experience.

The State TIF (Tax Increment Financing) application has been submitted and has received preliminary approval. State and local TIF funds are needed to help with the cost of structured parking and other infrastructure development. OKI has approved an \$861,704 STP/SNK Transit infrastructure support grant for the project. Funds were allocated through two federal programs, the Surface Transportation Block Grant program and the Transportation Alternatives program, and will be spent on road, transit and pathway improvements benefitting the project. Fairmount will match the grant funds with \$369,302 in project funds.

Phase I Progress - North side of Nunn Drive:

- Danis Construction is the construction manager.
- Subsurface foundations for the parking garage are complete and the garage's foundation walls and structural columns are underway.
- Drilled piers are underway for the medical office building.
- Structural steel installation could begin in mid-March.

Phase II Progress - South side of Nunn Drive:

- Fairmount continues to have discussions with potential hoteliers and retailers.
- Master Planning is underway to incorporate design for both sides of Nunn Drive, to ensure a look that is consistent with the objective of creating a new campus gateway.
- Negotiations with Fairmount regarding a ground lease are ongoing.

**US 27 Development** – Continued



Aerial of Phase I Site as of January 4, 2019



St. Elizabeth Medical Office Building, October 16, 2018 Rendering, View from Nunn Drive

## 9. UK College of Medicine-Northern Kentucky Campus

Joint efforts to create the University of Kentucky College of Medicine-Northern Kentucky Campus are progressing. M1 and M2 students will have classes and labs at NKU and the M3 and M4 students will be based at St. Elizabeth's campus in Edgewood, although these students will use the Albright Health Center space for study and meetings.

The UK College of Medicine facility at NKU will be located on the third floor of the Albright Health Center in space previously occupied by the Department of Nursing. A space lease with UK has been executed. The space is being renovated to meet the needs and program requirements of the College of Medicine. Design and construction is being managed by NKU and funded by UK. The renovated space includes two large classrooms, a physical exam lab, a standardized patient suite, multiple small meeting rooms, a large student lounge and office/support space.

Construction began in September 2018 and is on schedule to be complete by March 4, 2019. UK will then install their audio-visual and lab equipment as well as all furnishings. The first class of students will enroll for fall 2019.

Architects: OMNI Architects

Engineers: CMTA

Contractor: Century Construction

Scope: \$1.99M

Fund Source: University of Kentucky

Anticipated Completion: Spring 2019



Student Social Stairs, UK College of Medicine-Northern Kentucky Campus  
NKU Albright Health Center, 3<sup>rd</sup> Floor