FACILITIES MANAGEMENT REPORT

1. **Master Plan**

An RFP for professional services related to an update of the campus Master Plan was issued in June. Proposals have been received and reviewed by the selection committee. Interviews with short-listed firms were scheduled for late August. A Master Plan Steering Committee will be appointed to oversee a collaborative campus planning process. The Master Plan effort is expected to focus on land use/site planning, space utilization and space needs, student life, community integration, transportation/parking, and infrastructure and utility planning. Built on consensus through engagement and collaboration, the Campus Master Plan vision will express the physical goals and aspirations of the University’s mission and strategic plan.

The engagement phase of the Master Plan process is expected to continue through the 2019-2020 academic year. The Master Plan and supporting documentation and plans will be complete by early Fall, 2020.

2. **Energy Savings Performance Contract**

**Background:**

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. Based on opportunities identified in the audit, CMTA evaluated and estimated the cost of various energy cost saving measures, or ECM’s. Contracts for this project were signed in late 2018. Bank of America financed the ESPC and avoided electric costs will fund lease payments.

**Status:**

Work is underway across campus. Lighting in the main utility tunnel and in Landrum Annex (Central Receiving and Copy Center space) has been upgraded to LED. In Landrum, an obsolete standalone HVAC unit was removed and new VAV boxes installed. LED lighting upgrade is about 65% complete. Science Center fume hood upgrade is about 60% complete and Lucas Admin Center HVAC upgrade is about 70% complete. 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:* December 2019
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 bid documents and ThyssenKrupp will perform installation. Equipment orders have been placed and work is expected to begin this fall. One elevator will be out of service throughout the construction period. Completion is anticipated in late spring 2020.

**Engineer:** Pedco E&A Services  
**Contractor:** ThyssenKrupp  
**Scope:** $610,000  
**Fund Source:** Deferred Maintenance Project Pool  
**Anticipated Completion:** Spring 2020

4. **Flooring/Public Furniture Replacement**

Using funds set aside from the university’s annual budget allocation for capital renewal and repairs, $300,000 was available for furniture and flooring upgrades in public areas. Facilities staff completed a campus wide condition assessment of public areas in academic buildings, rating them for condition, appearance, and student engagement. After discussion of priorities with the Provost and Deans, various flooring and furniture replacements were planned for Landrum Hall, the Herrmann Science Center and the north lobby of the Business Academic Center. Work was scheduled to be completed prior to the start of fall 2019 classes.

**Scope:** $300,000  
**Fund Source:** Deferred Maintenance Project Pool  
**Anticipated Completion:** August 2019
5. **Student Union Food Service / Pizza Renovation**

The pizza area in the Student Union food court will be renovated for a Sbarro’s operation. Renovation includes some new cabinetry, electrical and plumbing changes, and food service equipment. The renovation will occur during the break between fall and spring semesters. Sbarro’s will be fully operational for the start of the spring semester.

- **Architect**: necto architecture
- **Engineer**: KLH Engineers
- **Contractor**: TBD
- **Scope**: $175,000
- **Fund Source**: Auxiliary – Food Service Revenue
- **Anticipated Completion**: January 2020

6. **Kenton Garage Restoration**

Kenton Garage, with 241,000 gross square feet and just under 700 parking spaces, was built in 2005. It was in need of restoration to assure its long term durability. Based on a structural condition assessment by THP Limited, Inc., repair work included concrete repairs to address minor slab deterioration; installation of a water repellant 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.

Kenton Garage was closed for most of the summer to facilitate restoration work, re-opening at the end of July. Work was scheduled to be completed prior to the start of the fall semester.
Kenton Garage Restoration – Continued

Engineers: THP Limited, Inc.
Contractor: ZSR
Scope: $540,000
Fund Source: NKU Bonds – Debt Service Paid with Parking Revenues
Anticipated Completion: August 2019

7. 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 was to install a new mechanical system in the building. The new system provides 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 selected Commonwealth Hall interior finishes. This project has been completed.

Architects: SHP Architects
Engineers: CMTA
Contractor: Century Construction
Scope: $2.8M
Fund Source: NKU Bonds – debt service paid with housing revenues
Anticipated Completion: August 2019

Commonwealth Hall – a River lounge and a River corridor
8. **Soccer Stadium Turf Replacement**

The artificial turf at the Soccer Stadium was at the end of its useful life and in need of replacement. A problem with subsurface drainage was corrected as part of the project. Due to a change in NCAA dimensions for competitive collegiate soccer fields, the new field surface is smaller than the previous surface. The project included a new straight track lane and sand pit on the east side of the soccer field. Project completion was scheduled to occur in August 2019.

**Architect**: MSA Architects  
**Contractor**: The Motz Group  
**Scope**: $600,000  
**Fund Source**: Net Position – Non-Recurring Investment  
**Anticipated Completion**: August 2019

![Aerial photo of Soccer Stadium, Spring 2019](image-url)

9. **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, is designing 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.
New Residence Hall - Continued

For cost and design reasons, the building will be located on the front (south) section of Lot F. The building would include approximately 300 semi-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.

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

**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  
**Scope:** Approx. $23.6M  
**Fund Source:** NKU Bonds – Supported by Housing Revenue  
**Anticipated Completion:** Summer 2021

![Proposed Semi-Suite Layout](image-url)
10. **US 27 Development**

Fairmount Properties continues 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 30-38,000 square feet of full-service and casual restaurant and retail tenants; a 110 room hotel; 75-150 market rate apartments; parking; and, potentially, office space. If offices space is included, fewer apartments would be built.

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 reviewed and an award of $14.2M was expected to receive final approval in August. 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.
- Exterior finishes for the office building are nearly complete and interior construction is progressing well.
- Construction of the garage is progressing.

**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.
- Ground Lease negotiations with Fairmount are ongoing.
US 27 Development - Continued

Garage Construction on Phase I Site as of July 19, 2019

St. Elizabeth Medical Office Building Rendering, View from US 27 and Nunn Drive
11. **UK College of Medicine-Northern Kentucky Campus**

The University of Kentucky College of Medicine-Northern Kentucky Campus began operations on July 29 with orientation for the first M1 class, and the white coat ceremony was held in Greaves Concert Hall on August 2.

The UK College of Medicine facility at NKU is 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 was renovated to meet the needs and program requirements of the College of Medicine. Design and construction was 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.

The UK College of Medicine-Northern Kentucky Campus leadership and staff occupied the space in early May 2019. This project has been completed.

**Architects:** OMNI Architects  
**Engineers:** CMTA  
**Contractor:** Century Construction  
**Scope:** $1.99M  
**Fund Source:** University of Kentucky  
**Anticipated Completion:** Spring 2019

![Student Social Stairs Rendering, UK College of Medicine-Northern Kentucky Campus NKU Albright Health Center, 3rd Floor](image_url)