

FCR 12

Office of the President
September 10, 2013

Members, Board of Trustees:

RENOVATE ACADEMIC FACILITY – UNIVERSITY LOFTS

Recommendation: that the Board of Trustees approve the initiation of the Renovate Academic Facility – University Lofts capital project and grant an exemption from the Commonwealth of Kentucky’s High Performance Building Standards pursuant to 200 KAR 6:070 Section 3(c) (Kentucky Administrative Regulation.)

Background: At its June 2011 meeting, the Board of Trustees approved the purchase of the 107,578 gross square foot University Lofts facility located at 236 Bolivar Street, Lexington, Kentucky. At that meeting, the Board also discussed needed system upgrades and renovating the facility into classrooms, class labs/studios, and office and support space for the College of Fine Arts at an estimated cost of \$8,000,000. Board approval of the upgrades and renovation would be sought once final costs are established. The College’s instructional space is currently housed in Reynolds #1 which was constructed in 1934 as a tobacco warehouse and processing facility. The University acquired the building in 1962 and it is currently substandard and inadequate for the College’s programs.

Since the June 2011 Board meeting, a more detailed assessment and design have revealed that early assumptions about reliance on existing systems are not feasible. While some existing building mechanical and electrical systems will remain in service, more extensive system upgrades are necessary to handle the College’s anticipated program loads and needs. Thus, the project must include system upgrades such as HVAC, communications, plumbing, electrical, fire safety, and security. The building will be connected to campus central utilities to provide a back-up system and reduce the long-term utility costs as compared to stand-alone systems. The necessary system upgrades have increased the project scope to \$15,000,000.

The interior renovation of the facility has been designed to maximize sustainability wherever possible, but an exemption from the Commonwealth’s High Performance Building Standards (200 KAR 6:070 Section 3(c)) is necessary to preserve the historical integrity of the building. Bringing the solid masonry exterior walls and the wooden frame up to the current energy performance standards would fundamentally change the character of the building and eliminate the "loft" feel that is important to the School of Art and Visual Studies. Sustainability strategies implemented in the design include the use of regionally-available and recycled materials, reuse of existing building materials, removing materials that contain volatile organic compounds to improve indoor environmental quality, and high-efficiency lighting design with multi-level

switching to reduce energy consumption. Upon completion of the renovation, the School will be housed in a modern and safe facility that appropriately serves its programs.

Contingent upon approval by the Board, the University will request the Capital Projects and Bond Oversight Committee to merge the \$8,000,000 legislative authorization for the Renovate Academic Facility project and \$7,000,000 of the 'Repair, Upgrade, or Improve Building Mechanical Systems' project pool for a combined \$15,000,000 authorized project scope. The project will be funded with accumulated fund balances.

Action taken: Approved Disapproved Other _____