Supporting and enhancing the KU environment

The Office of Design & Construction Management (DCM) strives to support and enhance the environment for teaching, research, and support facilities at the University of Kansas by delivering buildings and other campus infrastructure that are functional, aesthetically appropriate, cost-effective, sustainable, compatible with the University’s mission and policies, and inspiring. Located in Carruth-O’Leary Hall, the department has approximately 50 staff members, plus an additional ten student employees who are gaining experience in architecture, engineering, landscape architecture, and CAD. DCM manages a $3,650,000 annual departmental budget.

Fiscal Year 2013 was a year of change and major progress for DCM. 396 projects were initiated, with a total managed budget of $110,000,000. These undertakings ranged from small renovation projects, to the $2,000,000 Phase 1b Jayhawk Boulevard reconstruction, to developing the program and assisting in the selection of the design team for the new $65,000,000 School of Business Building. Additionally, at the beginning of the fiscal year, KU Construction moved from the Facilities Services Department to DCM.

While it is not possible to include all 396 FY 2013 projects, the following pages illustrate a range of DCM achievements that furthered the University of Kansas’ Bold Aspirations.
DCM projects strengthen students’ connection to KU and enrich their educational experiences.

These are a sampling of FY 2013 projects that will energize the educational environment for years to come.

DeBruce Center (Allen Fieldhouse Rules of Basketball Building): Working with Gould Evans Associates, DCM staff finalized the concept design for this two-story student center, planned for the northeast corner of Allen Fieldhouse.

Haworth Electrical Improvements: This project will replace the 1967 original building electrical distribution system and will be completed in phases over the next few years.

Jayhawk Boulevard Reconstruction Project: The first phase of the multi-phase Jayhawk Boulevard reconstruction project will be completed in August 2013. Stretching from the Chi Omega fountain to Poplar Lane, Phase 1b contains a redesign of the traffic circle, infrastructure improvements, new paving, sidewalks, and landscape improvements.

Lawrence Campus Historic District Application & Approval (1863-1951): Four DCM staff members worked for six months with the Historic Mount Oread Friends, the Campus Historic Preservation Advisory Board and the Heritage Advisory Board. In April, the KU Historic District in the heart of campus was listed in the National Register of Historic Places, expanding the range of potential grant applications.

“This national designation reflects the historic importance of Mount Oread as a center for teaching and scholarship.” -Chancellor Bernadette

Library Annex Addition: The Library Annex facility was expanded with the construction of 8,000 SF high-bay storage module, doubling overall storage capacity to 3.2M volumes. A 600 SF addition was also included on the west end of the new storage module for the archival storage of film and media materials. Cost: $4,300,000.

Mrs. E’s Servery Remodel: An entry remodel was completed over the winter break. A canopy was added. Landscaping was enhanced. The entry vestibule was renovated. Project cost: $1,500,000. The summer 2013 project will completely renovate the Servery and dining areas in this facility.
that serves all Daisy Hill residents. Cost: $4,100,000.

**North Campus Courtyard Renovation:** The courtyard that serves the North College Café, behind GSP, was renovated in FY13. This expanded the seating area to include tables and chairs, incorporated a pad for a barbeque station, replaced landscaping in an existing underused courtyard, and improved lighting to add increased security. Total project cost $90,000.

**School of Business Building:** During FY13, DCM assisted in final site selection, developed the program, assisted the Business School Dean in the preparation of fund raising materials, and selected the design team. Anticipated project cost: $65,000,000.

**Swarthout Recital Hall:** Design work began for renovation and upgrades to Swarthout Recital Hall, a $1,450,000 project. The architectural program for the recital hall was developed and submitted to the Board of Regents for approval this year. DCM advertised for A/E services and interviews were held on June 18th. In summer 2013, a firm will be selected, fees negotiated and approved, and design will begin.

**Wescoe Beach:** Representatives from Student Senate initiated the Wescoe Beach project with DCM. The focus of the project included a sustainable goal for the reconstruction of the existing seating to provide options more conducive to group conversations and class use, replacement of deteriorating pavement and underground utilities, provision of canopy trees to provide shade and air quality benefits, and the installation of new, energy efficient LED light fixtures.
Goal 2: Elevating Doctoral Education
Goal 3: Driving Discovery and Innovation
Goal 4: Engaging Scholarship for Public Impact
Goal 5: Developing Excellence in People

Goal 2: Hill Engineering Research & Development Ctr. (EcoHawks): Working with KU architectural students in Design and Planning’s Studio 804 course, a new research and teaching facility was constructed on West Campus. The building dedication was held on 6/7/13. Project Cost: $787,000.

Goal 2 & 3: Nichols Hall Bioinformatics Computing Facility: This NIH grant funded project was part of the American Recovery and Reinvestment Act of 2009, with a total budget of $4,650,000. The project converted underutilized space in Nichols Hall to a new data center with high density racks, hybrid cooling units, N+1 redundancy, and a generator capable of serving the entire building.

Goal 3: Dyche Hall Improvements: 400 SF of alcohol-preserved specimen storage was repurposed into a cryoegenic research tissue storage and processing area. 2000 SF of specimen storage and obsolete lab space was renovated and repurposed. 500 SF server space was created. Collections storage space was converted to approximately 1000 SF of wet lab space. Approximately 600 SF of open space study/research area was converted to a geographic information system (GIS) analysis lab to allow team/interdisciplinary research and training of computer mapping, modeling and forecasting of environmental phenomena.

Goal 3: Kurata Building Remodel for EHS: The design and construction for this re-
model, including a complete renovation of the former Kurata Thermodynamics Lab building and an addition to the building to house KU-EHS, was completed in FY13.

Goal 3: LEEP 2 High Bay West Campus Project: The concept design, schematic design, design development, and bid package A, including site utilities to serve both High Bay and EcoHawks, were managed in FY 13. Project cost to date: $2,800,000.

Goal 4: McCollum Hall Replacement: A comprehensive market study and program for replacement of the existing 900 bed hall with a new 700 bed facility including green space, new entrance drive and renewed parking areas was completed. At the direction of KU leadership, the university has decided to pursue a public private partnership for this project. Phase 2 interviews are scheduled in July 2013. Anticipated budget: $48,000,000.

Goal 4: TE Grant Application: DCM applied for a $1,000,000 Transportation Enhancement grant to partially fund the Jayhawk Boulevard Phase 1 reconstruction.

Goal 4: TIGER Grant Application: DCM applied for a $15,000,000 Federal grant that would provide funding for major campus roadway improvement projects. A decision is expected in September, 2013.

Goal 5: Improving Accessibility: DCM has completed or made substantial progress toward addressing dozens of recommendations from KU’s 2011 ADA Task Force report and Bold Aspirations objectives including planning and completing accessible parking, ramps, sidewalks, and door openers, widening doors, reconfiguring rest rooms, and assisting the Director of Accessibility and the Emergency Management Coordinator in developing personal action plans for individuals with accessibility challenges.

Goal 5: 2013 Team Award Nomination: Bob Rombach was honored as a member of the Edwards Campus Security Implementation Team, one of six teams considered for the 2013 Team Award.

Goal 5: Emergency Egress Improvements: Working toward the universal access goal, designs were developed to create six exit elevators in six different buildings that can provide accommodation for individuals unable to use stairs to exit a building during an emergency. Construction will be completed in summer 2013.

Goal 5: Employees of the Month: Two outstanding DCM employees, Mark Reiske and Bob Rombach, were recognized this year for their contributions to DCM and the KU community.

Goal 5: Learned Hall and Dole HDC Improvements: These buildings received complete fire alarm system replacements, improving safety for students, faculty and staff.
DCM responsibly stewards fiscal and physical resources.

Efforts this year have included transforming the department's organizational structure, initiating a ten-year campus master plan project and establishing a university-wide process to coordinate and prioritize building projects.

**Goal 6: Developing Infrastructure and Resources**

DCM provides design and construction services for over 200 University buildings (9.5 million gross square feet of space) and over 1,000 acres of University property on the Main and West Campuses in Lawrence, the Edwards Campus in Overland Park, the Kansas Law Enforcement Training Center in Hutchinson and other off-campus locations.

**Campus Master Plan:** DCM staff, working with staff from Capital Space Planning, interviewed and selected a consultant to develop a ten-year campus master plan. Meetings began in December, 2012. 64 meetings/events have been held that included participation from 369 individuals. Expected completion: December 2013.

**Ellsworth Annex Addition:** Partnering with AT&T, this mechanical/electrical addition contains emergency generators that cover 65% of the Lawrence campus' voice and data network as well as distributed antennae to improve campus connectivity. Project Cost: $4,200,000.

**Capital Improvement Audit Process:** In order to meet KU’s strategic goals and in cooperation with Mike Phillips of Huron, Shannan Nelson, and KUIT, an audit process was developed and presented to KU leadership in June, 2013. Audits will be implemented in July, 2013.

**Film and Media Studies Master Plan:** DCM staff worked with Capital Space Planning and FMS faculty to develop a master plan and phased program with the goal of moving FMS from the current Oldfather's studio building to a main campus location to consolidate programs, and maximize the use of underutilized facilities.

**Implementing Sustainable Practices:** DCM has been a leader in implementing sustainable practices that have a substantial positive impact. Examples include energy efficiency projects in Haworth and Malott Halls, which resulted in $3 million in savings, applying new building energy efficiency requirements that are more stringent than state criteria, and which have proven to dramatically reduce energy consumption; and incorporating “green” elements in capital improvement projects, such as the enhanced storm water management in Parking Lot 54 for which KU was awarded a $450,000 grant.

**KU Construction Department Reassignment:** As recommended in Changing for Excellence, KU Construction was moved from the Facilities Services department to DCM in FY13. In addition to performing normal department construction and renovation responsibilities, KU Construction developed a new fee structure, reporting structure, and budget.

**Lot 54 Reconstruction:** Pervious pavement, bioswales, densely landscaped lot islands, new shade trees and a rain garden that will be planted by students are included in Lot 54 improvements that will be completed in fall 2013.
Naismith and 15th Street Intersection Emergency Reconstruction: Design was completed in spring 2013. Construction began June 13, 2013 and will progress in three phases, ending in early August. FY13 expenses are expected to be $282,000. Total project cost: $625,000.

Security Improvements at Edwards Campus: To increase security at KUEC, 64 interior and exterior security cameras were installed that cover major building entrances and all parking lots. Additionally, CBORD card reader devices were added at five locations.

Service Centers: DCM assisted in the Changing for Excellence initiative to develop business service centers by designing and constructing renovated offices for the Office of First-Year Experience in Strong Hall, as well as the Office of Admissions and Office of Financial Aid & Scholarships in Templin Hall.

Stouffer Geotechnical and Structural Study: DCM staff managed a geotechnical and structural study of two existing apartment buildings for the Department of Student Housing. Both were showing floor settlement; one is exhibiting movement of the exterior walls. The solution to each was quite different, with one building’s settlement being simply a function of poor exterior draining, while the other will need major structural repair to remain habitable.

Strategic Sourcing: Changing for Excellence recommendations included a proposal to reduce construction costs through strategic sourcing. Significant advances were made in these areas prior to CFE and the Huron report, and substantial progress has been made since then.

VFA Facility Assessment: Goal 6-B of Bold Aspirations is to “establish a university-wide process to coordinate and prioritize building projects.” In cooperation with DCM, VFA performed ADA, MEP, and building envelope assessments of major campus buildings and infrastructure and created a database of information to assist in renovation and construction prioritization decisions and improve the efficiency of the preparation of the bi-annual BOR Inventory of Physical Facilities and Space Utilization Report.

Watkins Health Center Master Plan: An ongoing master plan for the Health Center facility resulted in a feasibility study to consider condensing space utilization, replacing outdated MEP equipment, and freshening up the interior of the facility. This resulted in a variety of smaller projects. The first will be to replace the outdated and inefficient MEP equipment. Initial MEP project cost $2,500,000.

Zone Maintenance Offices: DCM assisted in the Changing for Excellence initiative to develop zone maintenance capabilities by designing, and in some cases constructing, renovated spaces for Zones 2 & 3 in McCollum Hall, Zones 4 & 5 in the Facilities Administration Building, and Zone 6 in the Power Plant. Zone 1 utilized repurposed existing spaces in the Maintenance & Surplus Property building.

DCM Core Value:

Integrity:

Our work must comply with building codes and other applicable requirements. Our conduct is consistent with the rules and code of ethics of our professions. Our words and actions engender trust because we deliver on commitments.
About DCM

The Office of Design & Construction Management reports to the Associate Vice Provost of Operations/Chief Procurement Officer, organized under the Vice Provost for Administration and Finance. Jim Modig is the Director of DCM and serves as the University Architect. DCM is comprised of approximately 50 employees including architects, landscape architects, engineers, technicians, support staff, and a construction crew. DCM provides design and construction services for over 200 University buildings, with 9.5 million gross square feet of space, and over 1,000 acres of University property on the Main and West Campuses in Lawrence, the Edwards Campus in Overland Park, the Kansas Law Enforcement Training Center in Hutchinson and other off-campus locations.

DCM provides several primary services that contribute to the University's mission of excellence in higher education:

- Provides professional project management services to the University for all facility renovations, alterations and new construction, including project planning, budgeting, scheduling, programming, design, estimating, bidding, procurement, construction, inspections, furnishing, facility occupancy, and records management.

- Performs interior remodeling/renovations. In-house trades include carpentry, electrical, plumbing, painting, sheet metal fabrication, and a cabinet shop.

- Establishes and manages design standards for compliance with applicable codes, regulations, environmental requirements, and other standards for construction.

- Participates in campus planning, programming and project development through collaboration with the Office of Space Management and Planning, the Campus Master Plan, the Campus Landscape Master Plan, the Way Finding Plan, Capital Projects Advisory Committee, Campus Historic Preservation Board, and other committees.

- Conducts fire code reviews and inspections under commissioned authority of the State Fire Marshal through the University Fire Marshal Authority, which includes issuing citations and resolving code or life safety issues as necessary.