Prepared by:
Office of the University Architect
Michael Bruder, Executive Director, Facilities Planning and Design
101 Harbort Hall, Kent State University, Kent, Ohio 44242
November 13, 2017
November 13, 2017

Ms. Dawn Gatterdam
Director of Capital Planning
Ohio Department of Higher Education

Dear Ms. Gatterdam:

On behalf of President Beverly J. Warren, please find attached the Six-Year Capital Plan for Kent State University and its Regional Campuses for fiscal years 2019-2024. We appreciate the opportunity to provide this plan that details Kent State’s critical capital needs.

Kent State University is in the midst of a magnificent journey, powered by a vision that our collaborative community created together — *A Strategic Roadmap to a Distinctive Kent State*. This strategic plan is focused on university priorities that emphasize students first, research and innovation, global and regional impact, and organizational stewardship. In alignment with the Strategic Roadmap, our six-year plan strategically targets improvement to existing facilities which will enhance teaching, improve the learning, teaching and research environments, address long-term safety needs and reduce the university’s overall capital and operating costs. The proposed projects are based upon emerging priorities within the facilities master planning process coupled with critical deferred maintenance, fire safety and accessibility needs across the Kent State University system. Successfully delivering on these projects will ensure that we continue to maximize higher education’s contributions to the state and its citizens.

Thank you for your consideration of this Six-Year Capital Plan and we look forward to discussing the projects in greater detail.

Sincerely,

Mark. M. Polatajko, Ph.D., CPA
Senior Vice President for Finance and Administration

Senior Vice President for Finance and Administration
P.O. Box 5190 * Kent, Ohio 44242
330-672-2422 * http://www.kent.edu
## 2019 - 2020 BIENNium CAPITAL PROJECT REQUESTS

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<td>Research Lab Build-outs (ISB, CHH, WMH - Phase I)</td>
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<td>Tuscarawas</td>
<td>Founders Hall Student Services Phase II &amp; Mechanical</td>
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<tr>
<td>Kent</td>
<td>Henderson Hall HVAC - Phase II</td>
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<td>Kent</td>
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<td>Stark</td>
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<td>Main Hall 'B' Wing Renovation</td>
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<td>E. Liverpool</td>
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<td>Geauga</td>
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<td>Founders Hall Mechanical Upgrade &amp; Science Bldg. Lab Build-Out</td>
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<td>Kent</td>
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<tr>
<td>Kent</td>
<td>Satterfield Hall HVAC Replacement - Phase I</td>
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<td>Kent</td>
<td>Campus ADA Improvements</td>
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<td>Kent</td>
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<tr>
<th>Campus</th>
<th>Project Title</th>
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<tr>
<td>Kent</td>
<td>Henderson Hall HVAC - Phase III</td>
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<tr>
<td>Kent</td>
<td>Satterfield Hall Classroom &amp; Office Improvements</td>
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<tr>
<td>Kent</td>
<td>Williams Hall - Phase II</td>
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<td>Kent</td>
<td>Cunningham Hall - Phase II</td>
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<td>Ashtabula</td>
<td>Main Hall 'C' Wing Renovation</td>
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<tr>
<td>E. Liverpool</td>
<td>Purinton Hall Learning Center / Library Renovation</td>
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<tr>
<td>Trumbull</td>
<td>Main Classroom Bldg. Interior Finishes replacement</td>
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<tr>
<td>Salem</td>
<td>South Entrance Renovations / Salem City Center Elevator</td>
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<tr>
<td>Geauga</td>
<td>Main Classroom Bldg. Interior Renovations</td>
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<tr>
<td>Tuscarawas</td>
<td>Performing Arts Studio Space &amp; Founders Hall Mechanical</td>
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<tr>
<td>Kent</td>
<td>Critical Deferred Maintenance</td>
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<tr>
<td>Kent</td>
<td>BSA Classroom Bldg. Renovations - Phase II</td>
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<td>Kent</td>
<td>Campus ADA Improvements</td>
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# Kent State University

**Higher Education Six-Year Capital Plan 2019-2024**

## 2019 - 2020 BIENNIAL CAPITAL PROJECT REQUESTS

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<thead>
<tr>
<th>Priority</th>
<th>Campus</th>
<th>Project Title</th>
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<th>Local Funds</th>
<th>Other Funds</th>
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**Total 2019-2020 Biennium:**

<table>
<thead>
<tr>
<th>State Funds</th>
<th>Local Funds</th>
<th>Other Funds</th>
<th>Total Project</th>
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<td>19,750,000</td>
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Table C-1 Narrative

Campus Name: Kent State University – Kent Campus

Project Number: 1

Project Title: Design Innovation Center (rehab Art Building) – Phase I

Biennium: 2019-2020

1. Description
   In 2017, the old Art building was vacated after the renovation of Taylor Hall was completed for the School of Visual Communication Design and the School of Communication Studies. The existing building, comprised of a translucent structural sandwich panel system, was originally constructed in 1972 and is currently unoccupied in anticipation of a complete rehabilitation. Major building systems are past their intended life span, energy inefficient and a drain on maintenance resources. This project proposes stripping the entire building down to the original structure, installing a new building envelope and an entirely new interior and infrastructure to house a state of the art, student-centered Design and Innovation Center. The new center will focus on design thinking and entrepreneurship across multiple academic disciplines and include advanced collaborative workspaces and maker spaces. The university aims to leverage other sources of funding to complete the renovation and activate the building and learning experience with food service operations and student life space.

2. Justification
   The proposed rehabilitation of the building replaces aging infrastructure with new systems and transforms the existing structural steel skeleton with a new envelope system that increases energy efficiency. This building’s prime location along the esplanade recaptures building space for much needed state of the art interdisciplinary integrated programming with support space that exists elsewhere on campus and is limited by space constraints housed in a fraction of square footage. Renovating the existing building is anticipated to be more economical than constructing new.

3. Project Phasing
   The building is currently vacant and is ready for construction as soon as design is completed. This project is one of several keynote projects as part of the university masterplan. Phasing of this project includes a minimal investment from our current food services
partner, Aramark in which building infrastructure will be required to be in place for the food services portion of work to uphold University contracts as well as bring support spaces online.

4. Cost Estimate Methodology
The estimate was completed using a detailed construction estimate prepared by the professional staff of Kent State University's Office of the University Architect which is certified by the OFCC for local administration of large projects. The estimate was corroborated with an assessment by SmithGroupJRR, consultant of the Campus Masterplan currently underway.

5. Additional Information
Studies recently performed during the Campus Masterplan, indicate a shortage of food service venues in the district that the vacated Art Building is situated in. This project proposal serves a food service venue issue as well as supports the proximity to the disciplines that are the main attraction to this program. The food services portion will be funded through a partnership with our contracted food services vendor, Aramark. Aramark will be investing in a space for a food service location as part of their contracted pro-forma. The anticipated project cost exceeds $43 million and will be invested in through a variety different funding sources.
Table C-1 Narrative

Campus Name: Kent State University – Kent Campus

Project Number: 2

Project Title: Rockwell Hall Roof Replacement

Biennium: 2019-2020

1. Description
   The existing roof was installed on Rockwell Hall is a Kopper’s brand roof and is no longer repairable. This project will replace the existing roof with a new, more durable and energy efficient system.

2. Justification
   The existing roofing system layers are failing and the membrane can no longer be economically repaired. The roof protects the university fashion museum and its valuable collection as well as high-tech lab spaces in the School of Fashion.

3. Project Phasing
   Due to the relatively small size of the project and the localized and contained nature of the work, this project should not be phased.

4. Cost Estimate Methodology
   The estimate was completed using a detailed construction estimate prepared by the professional staff of Kent State University’s Office of the University Architect which is certified by the OFCC for local administration of large projects.

5. Additional Information
   The failed roofing system was part of a class action lawsuit against the manufacturer nationwide. Some small percentage of the costs to replace it may be recouped if the university is successful in pursuing legal recourse. The new roof type will be designed to meet the university’s sustainability goals, increasing the thermal efficiencies, durability and warranty length and will add necessary fixtures and equipment to meet OSHA fall protection requirements.
Table C-1 Narrative

Campus Name: Kent State University – Kent Campus

Project Number: 3

Project Title: Research Lab Build Outs: ISB, CHH, WMH – Phase 1

Biennium: 2019-2020

1. Description
   To keep pace with the University's growing research portfolio and faculty hires, existing outdated laboratories in three (3) of our core science buildings have been identified for renovations. These renovations will benefit from the recent infrastructure and systems replacements allowing the focus to be on the immediate laboratory space and support functions. The completed infrastructure improvements were supported in the previous two biennia and this project continues the phased rehabilitation of these aging science buildings.
   All of these existing laboratories are original construction dating back to the 1960s and present severe challenges with modern laboratory design, function and safety. In addition, the newly completed Integrated Sciences Building (ISB) offers 13,000 SF of shelled and unfinished space intended for future laboratory build-out. The new research laboratory designs will incorporate ‘open’ design model that permits multiple faculty investigators to share the laboratory resources yielding a greater space efficiency and increasing interdisciplinary collaboration.

2. Justification
   Due to the advanced age and decades of use there are many existing research labs in Cunningham and Williams Halls that are beyond their useful service lives. Because of these conditions the basic function, safety and operation of the laboratory requires a full renovation to modern laboratory design and safety standards.

3. Project Phasing
   Based on the availability of faculty hires the University can plan for laboratory renovations to match the discipline of the investigators in Williams Hall (Chemistry), Cunningham Hall (Biology) or the Integrated Sciences Building (ISB – Interdisciplinary Science).

4. Cost Estimate Methodology
The estimate was completed using a detailed construction estimate prepared by the professional staff of Kent State University's Office of the University Architect which is certified by the OFCC for local administration of large projects as well as an assessment by recent renovations construction management team, Turner Construction.
Table C-1 Narrative

Campus Name: Kent State University – Kent Campus

Project Number: 4

Project Title: Henderson Hall HVAC and ADA Improvements

Biennium: 2019-2020

1. Description
Henderson Hall was built in 1978 and existing building systems are original and inefficient and not ADA compliant. This project will address these deficiencies and provide enhancements as well as prepare a strategic plan for phased renovations and an addition for much needed classroom and teaching laboratory space for the College of Nursing students, faculty and staff housed the building.

2. Justification
A masterplan was conducted by a consulting firm that analyzed classroom and a variety of laboratory spaces needed for projected enrollment growth in 2014 resulting in a proposed 28,000 gsf addition with a 44,000 gsf renovation of the building to accommodate the University and College’s strategic plan. This project will update the most pressing needs in the existing building and prepare for a phased improvement/rehabilitation project in the building while retaining occupancy of the building. The proposed addition is anticipated to be supported by philanthropy and other future funding.

3. Project Phasing
Due to the cost of the proposed Henderson Hall Addition and Renovation Masterplan, the project must be phased and funds will begin the renovations of the pressing needs identified in order of critical maintenance.

4. Cost Estimate Methodology
The estimate was completed using a detailed construction estimate prepared by the professional staff of Kent State University’s Office of the University Architect which is certified by the OFCC for local administration of large projects as well as an assessment by Hasenstab Architects, consultant on the Henderson Hall Masterplan published in 2014.
5. Additional Information
   Within recent years the College has invested in new simulation equipment and teaching lab spaces while continuously pulling classrooms offline within the building thereby stressing nearby schedulable rooms within the scheduling pavilion.
Table C-1 Narrative

Campus Name: Kent State University – Stark Campus

Project Number: 5

Project Title: Main Hall Elevator Replacement

Biennium: 2019-2020

1. Description
   The five story Main hall built in 1965 is approximately 95,800 square feet of classrooms, Administration and Faculty offices. The current elevator does not meet the requirements of the Americans with Disabilities Act nor the needs of the Fire Department. This project will provide a new elevator shaft, elevator and connections to the building.

2. Justification
   The creation of a new elevator and shaft of the correct size will meet the requirements of the Americans with Disabilities Act as well as the local fire department.

3. Project Phasing
   The nature of this project does not permit a phased project. The existing elevator is the only one that services the building and so will remain in service to accommodate building occupants until the new elevator is complete and operational.

4. Cost Estimate Methodology
   The estimate was completed using a detailed construction estimate prepared by the professional staff of Kent State University’s Office of the University Architect which is certified by the OFCC for local administration of large projects.

5. Additional Information
   These improvements will provide for a safer and accessible facility. The existing shaft is too small to be code compliant.
Table C-1 Narrative

Campus Name: Kent State University – Ashtabula Campus

Project Number: 6

Project Title: Library Hazardous Materials Removal and 2nd Floor Restroom Installation

Biennium: 2019-2020

1. Description
   The 26,800 square foot Library was constructed in 1971 and has had minimal renovation through the years. The original construction of the Library Building included spray-on fire proofing of the structural steel. This fire proofing contains asbestos and requires abatement and replacement to safely permit on-going maintenance and any above ceiling work. In addition to the hazardous materials issue, the building does not have accessible restroom facilities on the second floor.

2. Justification
   The removal of hazardous containing materials addresses a safety issue for the building occupants as well as any future construction activities. The creation of toilet facilities addresses an ADA deficiency within the building.

3. Project Phasing
   The project could be completed in three phases separating each of the floors as an individual project and the toilet rooms as a third.

4. Cost Estimate Methodology
   The estimate was completed using a detailed construction estimate prepared by the professional staff of Kent State University's Office of the University Architect which is certified by the OFCC for local administration of large projects.

5. Additional Information
   These improvements will provide for a safer, more comfortable learning environment for students.
Table C-1 Narrative

Campus Name: Kent State University – East Liverpool Campus

Project Number: 7

Project Title: Purinton Hall Roof Replacement

Biennium: 2019-2020

1. Description

The existing Kopper's brand roof installed in 2000 is nearing the end of its warrantee period. The Kopper's system has multiple active roof leaks causing continued maintenances on building interiors. This project will remove the existing system, flashings, insulation as necessary to facilitate the installation of a new roof system to provide a better, weather tight roofing enclosure.

2. Justification

The Kopper's system has multiple active roof leaks causing continued maintenance issues on the building interiors. This particular system, as installed at other KSU locations, has shown a history of failure and needs to be addressed. In addition, KSU recently completed an aerial photography project using Infrared technology to determine the extent of wet roofing insulation, and this building in particular performed extremely poorly showing the vast majority of the roof insulation has been compromised.

3. Project Phasing

Due to the type and scope of project, this project cannot be phased.

4. Cost Estimate Methodology

The estimate was completed using a detailed estimate prepared by the professional staff of Kent State University's Office of the University Architect, which is certified by the OFCC for local administration of large projects.

5. Additional Information

This project will not only help restore the integrity of the building's weather tightness, it will also improve the energy efficiency by installing new insulation to replace the compromised insulation.
Table C-1 Narrative

Campus Name: Kent State University – Salem Campus

Project Number: 8

Project Title: Main Classroom Building Partial Roof Replacement

Biennium: 2019-2020

1. **Description**
   This project will remove the existing roof and flashings over the office / faculty area and replace it with a new, 60 mil. EPDM roof with system flashings over new insulation to meet current energy codes. A new, taller fascia to handle the additional built up insulation will also be installed.

2. **Justification**
   The roof warrantee over this area of the building expired in 2013, and multiple leaks have caused ongoing damage to interior finishes and ceilings.

3. **Project Phasing**
   Due to the type and scope of project, this project cannot be phased.

4. **Cost Estimate Methodology**
   The estimate was completed using a detailed estimate prepared by the professional staff of Kent State University’s Office of the University Architect, which is certified by the OFCC for local administration of large projects.

5. **Additional Information**
   This improvement will protect the interior of the building, reducing maintenance cost, and improve our energy efficiency by providing additional roof insulation.
Table C-1 Narrative

Campus Name: Kent State University – Geauga Campus

Project Number: 9

Project Title: Geauga Main Classroom Building Window Replacement

Biennium: 2019-2020

1. Description
   Located in Burton, Ohio, the Main Classroom building houses all of the Geauga Campus functions including administrative, classroom and office functions. Built in 1974, the 34,000 square foot Main Classroom Building windows are original to the building and provide limited energy efficiency. The proposed project will remove and replace each window unit with a new high efficiency thermally broken system.

2. Justification
   Replacement of the windows will address air and water leakage as well as energy efficiency.

3. Project Phasing
   The project could be completed in up to four phases, one per side of the building.

4. Cost Estimate Methodology
   The estimate was completed using a detailed construction estimate prepared by the professional staff of Kent State University’s Office of the University Architect which is certified by the OFCC for local administration of large projects.

5. Additional Information
   These improvements will address deferred maintenance items that are or will be effecting the building environment.
Table C-1 Narrative

Campus Name: Tuscarawas Campus
Project Number: 10
Project Title: Founders Hall Mechanical Upgrade
Biennium: 2019-2020

1. Description
This project will continue work on the phased Mechanical System Upgrade project for Founders Hall as begun in the 2017-2018 Biennium.

2. Justification
The existing main mechanical system is original to the building (late 1960's) and the vast majority of all the heating and cooling units are electric based systems. This project will improve the energy efficiency and savings by not only replacing antiquated equipment, but also installing a controls system to more closely control and monitor system function.

3. Project Phasing
This will be phase two of a multiple phase project. Three phases are estimated.

4. Cost Estimate Methodology
The estimate was completed using a detailed estimate prepared by the professional staff of Kent State University's Office of the University Architect, which is certified by the OFCC for local administration of large projects.

5. Additional Information
The project scope will be to evaluate the full building mechanical systems and identify the best course approach for upgrading existing equipment and delivery systems in order to provide a more efficient energy consumption and bring greater control to the managing of the building systems. This in turn should provide a substantial savings for the future in both energy cost as well as maintenance.
Table C-1 Narrative

Campus Name: Kent State University – Trumbull Campus

Project Number: 11

Project Title: Link Building Window Replacement & Technology Building Partial Roof Replacement

Biennium: 2019-2020

1. Description
   The windows in the Link building between the Classroom and Library buildings are in poor condition. These units are leaking and have exterior finishes that are faded. The project will include replacement of windows for daylighting as well as installation of metal panels in some locations to match the Link panels. A large portion of the roof is no longer under warranty and is showing signs of needing replacement. Yearly repairs have been increasing necessitating a new roof installation.

2. Justification
   The windows and metal panels within the Link building currently leak, causing water infiltration and additional deterioration to the system. The Technology building roofing system is nearing the end of life cycle and is in need of replacement.

3. Project Phasing
   The project could be completed in two phases.

4. Cost Estimate Methodology
   The estimate was completed using a detailed construction estimate prepared by the professional staff of Kent State University’s Office of the University Architect which is certified by the OFCC for local administration of large projects.

5. Additional Information
   These improvements will address deferred maintenance items that are or will be effecting the building environment.
Table C-1 Narrative

Campus Name: Kent State University – Kent Campus

Project Number: 12

Project Title: White Hall Phased Building Rehabilitation – Phase I

Biennium: 2019-2020

1. Description
White Hall, constructed in 1966, is the home for the College of Education, Health, and Human Services and the Education School. The 130,000 square foot building is heavily used, hosting 20 classrooms and 2 seminar rooms, and providing office space for over 270 faculty, staff and graduate students. The building deferred maintenance needs are mounting but major work within this building will be extremely disruptive to the building occupants. This project will evaluate the facility needs and prepare a strategic plan to complete phased renovations to the building system and spaces in the occupied building.

2. Justification
Because the building is 50 years old with much of its original infrastructure in place, a study needs to be completed to identify the most pressing needs and how a phased improvement/rehabilitation project could be executed in the building while retaining occupancy.

3. Project Phasing
This project will be phased over multiple projects and biennia. This first biennium study will develop a phasing cost and execution strategy that will be incorporated into future capital requests.

4. Cost Estimate Methodology
The costs for the study phase only was completed using historical cost estimating prepared by the professional staff of Kent State University’s Office of the University Architect which is certified by the OFCC for local administration of large projects.
5. **Additional Information**

Using local funds, the university has recently completed a building-wide restroom project to address failing piping infrastructure and ADA compliance while keeping the building occupied. A locally-funded $250K structural repair was completed the summer of 2016 to correct uncovered structural deficiencies. Additionally, the renovation of White Hall is a strategic project in the planned overall campus improvements as part of the long term campus masterplan.
Table C-1 Narrative

**Campus Name:** Kent State University – Kent Campus

**Project Number:** 13

**Project Title:** Fire Alarm System Replacements: SRB, McGilvrey, Schwartz Center

**Biennium:** 2019-2020

1. **Description**
   60% of the campus’s 132 buildings were constructed between 1960 and 1980. Many of these buildings have not been renovated and have fire alarms systems which are obsolete and require repair parts which are difficult or impossible to purchase. The university maintains a list of systems that are considered in critical need. The cost to replace all of these systems at once will be prohibitive. This project continues the critical work of the phased replacement of the most pressing systems on campus.

2. **Justification**
   The current fire alarms are “grandfathered” into approval but are not compliant with the latest fire code requirements. To best protect building occupants and physical assets in the event of an emergency, a new system is required with improved technology and notification capabilities that are compliant with the Americans with Disabilities Act.

3. **Project Phasing**
   Because multiple buildings of varying ages and risk factors are involved, this project is planned to be funded and completed in multiple phases and biennia.

4. **Cost Estimate Methodology**
   The estimate was completed using historical cost estimating prepared by the professional staff of Kent State University’s Office of the University Architect which is certified by the OFCC for local administration of large projects.

5. **Additional Information**
   This project will address specific life and safety concerns on campus. The academic buildings’ fire alarm systems proposed for these projects do not have “intelligent” addressable fire alarm systems which aide first responders in locating fires within a building.
addition, disabled students will be afforded the benefit of visual cue alarm devices and a built-in mass notification system is included for use by first responders in other emergency or lock-down situations to communicate with the building occupants.
Table C-1 Narrative

Campus Name: Kent State University – Kent Campus
Project Number: 14
Project Title: Elevator Modernizations
Biennium: 2019-2020

1. Description
60% of the campus’s 132 buildings were constructed between 1960 and 1980. Many of these buildings have not been renovated and have elevators which are obsolete and require repair parts which are difficult or impossible to purchase. This project will address the most critical elevators which do not meet the requirements of the Americans with Disabilities Act or the needs of the Kent Fire Department to respond to emergencies. This project will provide a new elevator shaft, elevator and connections to the building.

2. Justification
The creation of a new elevator and shaft of the correct size will meet the requirements of the Americans with Disabilities Act as well as the local fire department.

3. Project Phasing
The nature of this project does not permit a phased project.

4. Cost Estimate Methodology
The estimate was completed using a detailed construction estimate prepared by the professional staff of Kent State University’s Office of the University Architect which is certified by the OFCC for local administration of large projects.

5. Additional Information
These improvements will provide for a safer and accessible facility.
### 2021 - 2022 Biennium Capital Project Requests

<table>
<thead>
<tr>
<th>CAMPUS</th>
<th>PROJECT TITLE</th>
<th>STATE FUNDS</th>
<th>LOCAL FUNDS</th>
<th>OTHER FUNDS</th>
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Total 2021-2022 Biennium: 28,000,000 28,225,000 3,000,000 59,225,000
Table C-1 Narrative

Campus Name: Kent State University – Kent Campus

Project Number: 1

Project Title: White Hall Phased Building Rehabilitation – Phase II

Biennium: 2021-2022

1. Description
White Hall, constructed in 1966, is the home for the College of Education, Health, and Human Services and the Education School. The 130,000 square foot building is heavily used, hosting 20 classrooms and 2 seminar rooms, and providing office space for over 270 faculty, staff and graduate students. The building deferred maintenance needs are mounting but major work within this building will be extremely disruptive to the building occupants. This project will begin construction of the phased rehabilitation of building outlined in the study funded from the prior biennium. Work will focus on critical deferred maintenance and accessibility needs.

2. Justification
Because the building is 50 years old with much of its original infrastructure in place, a study performed in the first biennia capital request completion is required to identify the most pressing needs and how a phased improvement/rehabilitation project could be executed in the building while retaining occupancy. This project continues phased construction and rehabilitation required for the building’s aging infrastructure, ADA deficiencies and critical maintenance needs.

3. Project Phasing
This project will be phased over multiple projects and biennia. This project will continue the phased improvement and rehabilitation project based on critical needs assessments performed in the Phase I study in the first biennium.

4. Cost Estimate Methodology
The estimate was completed using a detailed construction estimate prepared by the professional staff of Kent State University’s Office of the University Architect which is certified by the OFCC for local administration of large projects as well as an assessment by SmithGroupJJR, consultant of the Campus Masterplan currently underway.
5. Additional Information

Anticipated costs of failing infrastructure, envelope and ADA deficiencies along with programmatic changes are estimated at total project need of over $35 million phased over multiple biennia in conjunction with local university funding sources.
Table C-1 Narrative

Campus Name: Kent State University – Kent Campus

Project Number: 2

Project Title: Henderson Hall HVAC Phase II

Biennium: 2021-2022

1. Description
   Henderson Hall was built in 1978 and existing building systems are original and inefficient and not ADA compliant. This project will continue to address these deficiencies and implement the strategic plan for phased renovations and addition as a result of biennium 1 project Phase 1.

2. Justification
   A masterplan was conducted by a consulting firm that analyzed classroom and a variety of laboratory spaces needed for projected enrollment growth in 2014 resulting in a proposed 28,000 gsf addition with a 44,000 gsf renovation of the building to accommodate the University and College’s strategic plan. This project will correct the most critical needs first and implement a phased improvement/rehabilitation project while retaining occupancy of the building.

3. Project Phasing
   Due to the cost of the proposed Henderson Hall Addition and Renovation Masterplan, the project must be phased and funds will begin the renovations of the pressing needs identified in order of critical maintenance.

4. Cost Estimate Methodology
   The estimate was completed using a detailed construction estimate prepared by the professional staff of Kent State University’s Office of the University Architect which is certified by the OFCC for local administration of large projects as well as an assessment by Hasenstab Architects, consultant on the Henderson Hall Masterplan published in 2014.
5. **Additional Information**

Within recent years the College has invested in new simulation equipment and teaching lab spaces while continuously pulling classrooms offline within the building to house this new technology thereby stressing nearby schedulable rooms within the scheduling pavilion. An addition and improvements would ease other nearby facility maintenance and classroom needs. This project’s overall cost analysis indicated a need of over $23 million. Portions of this funding are anticipated to come from philanthropic sources as well as local university funding in conjunction with approved capital appropriations.
Table C-1 Narrative

Campus Name: Kent State University – Kent Campus

Project Number: 3

Project Title: Business Administration General Classroom Renovation Phase 1

Biennium: 2021-2022

1. Description
   Built in 1960’s, the current Business Administration Building is approximately 100,000 gsf and houses classrooms for thousands of students daily. Situated on the Esplanade, the building has numerous distance learning classrooms, two 200+ fixed seating lecture halls along with two floors of tiered seminar table style lecture halls making it one of the highest utilized buildings on campus. The recent enrollment growth of the College of Business Administration has necessitated a proposal for a new Business Building currently under Request for Proposals and a major fundraising campaign. The building currently occupied by the College will be repurposed as a general classroom building for the entire campus as the new College of Business Administration Building comes online. A study for renovation costs and phasing is needed to continue a seamless transition of space once the business college relocates.

2. Justification
   The University Registrar, Provost’s office along with the Office of the University Architect has validated data showing a shortage of classroom space on the Kent Campus. The Campus Masterplan consultant has validated data showing the need for a general purpose classroom building with forecasted enrollment.

3. Project Phasing
   Due to the projected need for the classroom space in the building, this project will be phased to allow for continuous occupancy. Multiple funding sources over multiple biennia are anticipated to complete the phased project.

4. Cost Estimate Methodology
   The estimate was completed using a detailed construction estimate prepared by the professional staff of Kent State University’s Office of the University Architect which is certified by the OFCC for local administration of large projects as well as an assessment by SmithGroupJJR, consultant of the Campus Masterplan currently underway.
5. Additional Information

The building has undergone several investments in energy conservation projects, a partial building re-roof, classroom infrastructure upgrades, as well as a major restroom renovation over the last decade from local funding sources. The total project need exceeds $26 million and this project starts the design phase for construction. Additional funding sources will be required upon study completion.
Table C-1 Narrative

Campus Name: Kent State University – Stark Campus

Project Number: 4

Project Title: Fine Arts Building Roof Replacement & Main Hall East Wing Roof Replacement

Biennium: 2021-2022

1. Description
   Built in 1971 the Fine Arts building roof is currently out of warranty. A consultant roof survey has shown areas with wet insulation and roofing membrane that is deteriorating. This project will provide a new watertight warranty for the entire building roof. The East wing roof is currently out of warranty.

2. Justification
   Per the analysis that has been conducted, both roofing systems have reached the end of their life cycle and should be replaced.

3. Project Phasing
   The project could be completed in two phases, one for each building.

4. Cost Estimate Methodology
   The estimate was completed using a detailed construction estimate prepared by the professional staff of Kent State University’s Office of the University Architect which is certified by the OFCC for local administration of large projects.

5. Additional Information
   These improvements will address deferred maintenance items that are or will be effecting the building environment.
Table C-1 Narrative

Campus Name: Kent State University – Ashtabula Campus

Project Number: 5

Project Title: Main Hall “B” Wing Renovation

Biennium: 2021-2022

1. Description
   The Ashtabula Campus Main hall built in 1965 is home to the majority of the programs and classes offered at the Ashtabula Campus. The 109,000 square foot building is heavily used and consists of the “A” wing- Student Services and classrooms; the “B” wing- Auditorium and Gymnasium and the “C” wing- Classrooms. The “B” wing is original to the building and has never undergone renovations. This area includes offices, corridors, auditorium, a gymnasium and locker rooms.

2. Justification
   The current spaces are no longer serving the academic needs and should be renovated to fit the current focus of the campus.

3. Project Phasing
   The project for the B wing only will be part of an overall phasing strategy for the building.

4. Cost Estimate Methodology
   The estimate was completed using a detailed construction estimate prepared by the professional staff of Kent State University’s Office of the University Architect which is certified by the OFCC for local administration of large projects.

5. Additional Information
   These improvements will address deferred maintenance items that are or will be effecting the building environment.
Table C-1 Narrative

Campus Name: Kent State University – East Liverpool Campus

Project Number: 6

Project Title: Mary Patterson 1st Floor Lab Renovations

Biennium: 2021-2022

1. Description
   New state-of-the-art instructional labs supporting the nursing and occupational therapy programs will be installed in spaces vacated by relocating the existing nursing offices to the 3rd floor.

2. Justification
   The existing nursing and occupational therapy programs are experiencing high enrollment, and the existing facilities require expansion to serve the student population. The new labs will provide improved function and separation of spaces for practical nursing skills development and enhance occupational therapy training.

3. Project Phasing
   Due to the type and scope of project, this project cannot be phased. However, as only a portion of the building, it is part of the overall plan for the facility.

4. Cost Estimate Methodology
   The estimate was completed using a detailed estimate prepared by the professional staff of Kent State University’s Office of the University Architect, which is certified by the OFCC for local administration of large projects.

5. Additional Information
   Current space does not allow for ease of testing students on their developing skills, and requires accommodations to be made with the faculty and students during examination times to ensure accurate results.
Table C-1 Narrative

Campus Name: Kent State University – Trumbull Campus

Project Number: 7

Project Title: Library & Theater Building Window Replacement

Biennium: 2021-2022

1. Description
   Built in 1974 the 54,000 square foot Library & Theater Building windows are beginning to deteriorate causing potential damage to the books and library materials. This project will replace all the windows with energy efficient units that will provide a proper environment for the contents of the Library.

2. Justification
   The current windows do not provide adequate control against water and air infiltration to protect the collection and interior environment.

3. Project Phasing
   The project could be completed in two phases, one for each building.

4. Cost Estimate Methodology
   The estimate was completed using a detailed construction estimate prepared by the professional staff of Kent State University’s Office of the University Architect which is certified by the OFCC for local administration of large projects.

5. Additional Information
   These improvements will address deferred maintenance items that are or will be effecting the building environment.
Table C-1 Narrative

Campus Name: Kent State University – Salem Campus

Project Number: 8

Project Title: Student Parking Lots rehabilitation

Biennium: 2021-2022

1. Description
   This project will mill, re-pave and re-paint the parking lines of the existing student lots for the Salem Campus.

2. Justification
   The existing student parking lots are exhibiting wear and large cracks are observed allowing excessive organic growth. The wear has progressed beyond the point of crack-filling and sealing maintenance. The Salem campus only serves commuter students and the parking lot experiences heavy traffic.

3. Project Phasing
   Currently, phasing is not planned for this project, however, due to the type of project it can be broken into phases if deemed necessary.

4. Cost Estimate Methodology
   The estimate was completed using a detailed estimate prepared by the professional staff of Kent State University’s Office of the University Architect, which is certified by the OFCC for local administration of large projects.

5. Additional Information
   This improvement will provide continued service for the commuter based student population.
Table C-1 Narrative

Campus Name: Kent State University – Geauga Campus

Project Number: 9

Project Title: Critical Deferred Maintenance

Biennium: 2021-2022

1. Description
   Located in Burton, Ohio, the Main Classroom building houses all of the Geauga Campus functions including Administrative, Classroom and office functions. Built in 1974 and therefore, requires critical continued deferred maintenance.

2. Justification
   The Geauga Campus building still has original infrastructure that is failing or beyond its useful designed life creating failures and impact numerous students, faculty and staff.

3. Project Phasing
   As critical needs emerge, projects will address replacement of systems with energy efficient new or replacement systems to prolong life cycles and reduce costs of operation.

4. Cost Estimate Methodology
   The estimate was completed using historical cost estimating prepared by the professional staff of Kent State University’s Office of the University Architect which is certified by the OFCC for local administration of large projects.

5. Additional Information
   The critical deferred maintenance needs exceed the requested amount and systems will continue to deteriorate over time without replacement.
Table C-1 Narrative

Campus Name: Tuscarawas Campus

Project Number: 10

Project Title: Founders Hall Mechanical Upgrade

Biennium: 2021-2022

1. Description
   This project will continue work on the Mechanical System Upgrade for Founders Hall as begun in the 2017-2018 Biennium and continued in the 2019-2020 Biennium.

2. Justification
   The existing main mechanical system is original to the building (late 1960’s) and the vast majority of all the heating and cooling units are electric based systems. This project will improve the energy efficiency and savings by not only replacing antiquated equipment, but also installing a controls system to more closely control and monitor system function.

3. Project Phasing
   This will be phase three of a multiple phase project. Three phases are planned.

4. Cost Estimate Methodology
   The estimate was completed using a detailed estimate prepared by the professional staff of Kent State University’s Office of the University Architect, which is certified by the OFCC for local administration of large projects.

5. Additional Information
   The project scope is based on the evaluation of the full building mechanical systems and the plans established to upgrade existing equipment and delivery systems in order to provide a more efficient energy consumption and bring greater control to the managing of the building systems. This in turn will provide a substantial savings for the future in both energy cost as well as maintenance.
Table C-1 Narrative

Campus Name: Kent State University – Kent Campus

Project Number: 11

Project Title: Critical Deferred Maintenance

Biennium: 2021-2022

1. Description
   Most of the university’s buildings were constructed in the 1960’s and 1970’s and therefore, require critical continued deferred maintenance.

2. Justification
   Several campus buildings still have original infrastructure that is failing or beyond its useful designed life creating failures and impact numerous students, faculty and staff.

3. Project Phasing
   As critical needs emerge and based upon the ongoing Deferred Maintenance plan, projects will address replacement of systems with energy efficient new or replacement systems to prolong life cycles and reduce costs of operation.

4. Cost Estimate Methodology
   The estimate was completed using historical cost estimating prepared by the professional staff of Kent State University’s Office of the University Architect which is certified by the OFCC for local administration of large projects.

5. Additional Information
   The critical deferred maintenance needs exceed the requested amount and systems will continue to deteriorate over time without replacement.
Table C-1 Narrative

Campus Name: Kent State University – Kent Campus

Project Number: 12

Project Title: Satterfield Hall – HVAC Improvements Phase I

Biennium: 2021-2022

1. Description
   The Satterfield Hall mechanical system was installed in 1967 as two-pipe (either heating or cooling seasonally) system. Portions of this system have been replaced and modernized over the past ten years as components failed due to age. The plan for this project is to complete the replacement of the original system to ensure long-term energy efficiency and occupant comfort in a phased effort.

2. Justification
   The Satterfield Hall mechanical system is 38 years old and frequent failures have created operational and environmental issues within the building. This project will address the deferred maintenance associated with this aging system by replacing it with a new, energy efficient system using a phased approach.

3. Project Phasing
   Due to the relatively small size of the project and the localized and contained nature of the work in a heavily occupied building, this project should be phased.

4. Cost Estimate Methodology
   The estimate was completed using historical cost estimating prepared by the professional staff of Kent State University’s Office of the University Architect which is certified by the OFCC for local administration of large projects.

5. Additional Information
   This project will achieve improved energy efficiency due to technological advances in HVAC equipment from the original equipment. The new equipment will also be monitored by the campus wide building automation system.
Table C-1 Narrative

Campus Name: Kent State University – Kent Campus

Project Number: 13

Project Title: Campus ADA Improvements

Biennium: 2021-2021

6. Description
Most of the university's buildings were constructed prior to the passage of the Americans with Disabilities Act and therefore, require modifications to address the requirements associated with this program. In particular, academic buildings from the 1960's and 70's do not have fully compliant elevators, stairs, ramps, toilet facilities and lecture halls.

7. Justification
Accommodating students and faculty with disabilities is required by law and a priority for the university to promote inclusion of higher education for all persons.

8. Project Phasing
This project will complement work completed as part of the university funded Foundations for Excellence building initiative, targeting improvements to toilet rooms and entryways in existing academic buildings. This project is the second phase in a multiple phase project targeting ADA compliance.

9. Cost Estimate Methodology
The estimate was completed using historical cost estimating prepared by the professional staff of Kent State University's Office of the University Architect which is certified by the OFCC for local administration of large projects.

10. Additional Information
The ADA has been in effect for 25 years and the university has updated many of its facilities that predate the law to be compliant as part of planned overall building rehabilitations. Special attention is needed for buildings which are not slated for a full rehabilitation but are not yet fully compliant with ADA.
Table C-1 Narrative

Campus Name: Kent State University – Kent Campus

Project Number: 14

Project Title: Campus Chilled Water Infrastructure Improvements/Expansion

Biennium: 2021-2022

1. Description
   The campus heating and cooling system runs through a series of centralized steam generated power plants with a campus chilled water system established in a tunnel network throughout campus. Much of the infrastructure has incurred reoccurring maintenance issues. This project will address the aging infrastructure’s controls and mechanical equipment issues as well as study the expansion to loops that are at capacity.

2. Justification
   The existing infrastructure has reached cooling capacity and/or exceeded its normal life expectancy and, in some cases, can no longer be repaired economically. With several new facilities anticipated to come on-line to support teaching and research, the system needs to be fully operational and reliable. To maximize the economy of scale of our central chilled water distribution system, new buildings on campus should connect to the existing chiller plants as opposed to constructing and maintaining more, smaller, less reliable and less efficient individual plants at each building.

3. Project Phasing
   This project will be completed in phases as seasonally favorable conditions exist to maintain building occupant thermal comfort.

4. Cost Estimate Methodology
   The estimate was completed using historical cost estimating prepared by the professional staff of Kent State University’s Office of the University Architect which is certified by the OFCC for local administration of large projects.

5. Additional Information
The costs associated with this project are in excess of this capital request. Therefore, the most critical needs will be addressed immediately as funds become available.
Kent State University

Higher Education Six-Year Capital Plan 2019-2024

2023 - 2024 BIENNIAL CAPITAL PROJECT REQUESTS

<table>
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Total 2023-2024 Biennium: 28,000,000  62,625,000  90,625,000

2019-2024 Six-Year Total: 81,395,612  110,600,000  23,560,000  215,555,612
Table C-1 Narrative

Campus Name: Kent State University – Kent Campus

Project Number: 1

Project Title: Henderson Hall HVAC Phase III

Biennium: 2023-2024

1. Description
Henderson Hall was built in 1978 and existing building systems are original and inefficient and not ADA compliant. This project will continue to address these deficiencies and implement the strategic plan for phased renovations and addition as a result of Biennium 1 project Phases 1 and 2.

2. Justification
A masterplan was conducted by a consulting firm that analyzed classroom and a variety of laboratory spaces needed for projected enrollment growth in 2014 resulting in a proposed 28,000 gsf addition with a 44,000 gsf renovation of the building to accommodate the University and College’s strategic plan. This project will identify the most pressing needs and how a phased improvement/rehabilitation project could be executed in the building while retaining occupancy of the building.

3. Project Phasing
Due to the cost of the proposed Henderson Hall Addition and Renovation Masterplan, the project must be phased and funds will begin the renovations of the pressing needs identified in order of critical maintenance.

4. Cost Estimate Methodology
The estimate was completed using a detailed construction estimate prepared by the professional staff of Kent State University’s Office of the University Architect which is certified by the OFCC for local administration of large projects as well as an assessment by Hasenstab Architects, consultant on the Henderson Hall Masterplan published in 2014.
5. Additional Information
Within recent years the College has invested in new simulation equipment and teaching lab spaces while continuously pulling classrooms offline within the building thereby stressing nearby schedulable rooms within the scheduling pavillion. Additional anticipated philanthropic funding will continue to address the projects considerable needs as well.
Table C-1 Narrative

Campus Name: Kent State University – Kent Campus

Project Number: 2

Project Title: Satterfield Hall – General Classroom and Office Improvements

Biennium: 2023-2024

1. Description
   Satterfield Hall built in 1967. Portions of this system have remained untouched since renovations in the 80's. The building houses portions of the College of Arts and Sciences which has one of the highest enrollments on campus. The plan for this project is to begin modest improvements of the teaching environments not yet renovated as well as create more efficient office spaces for additional and existing faculty and staff to better serve students.

2. Justification
   Thousands of students, faculty and staff call Satterfield Hall home base and the facilities have worn and become inefficient over time.

3. Project Phasing
   Due to the relatively small size of the project and the localized and contained nature of the work, this project should be phased to minimize impact to faculty, staff and students.

4. Cost Estimate Methodology
   The estimate was completed using historical cost estimating prepared by the professional staff of Kent State University’s Office of the University Architect which is certified by the OFCC for local administration of large projects.

5. Additional Information
   This project will achieve improved efficiency from technology, new room layouts and office layouts.
Table C-1 Narrative

Campus Name: Kent State University – Kent Campus

Project Number: 3

Project Title: Williams Hall Phase II

Biennium: 2023-2024

1. Description
   To keep pace with the University’s growing research portfolio and faculty hires existing outdated laboratories in three (3) of our core science buildings have been identified for renovations. These renovations will benefit from the recent infrastructure and systems replacements allowing the focus to be on the immediate laboratory space and support functions. All of these existing laboratories are original construction dating back to the 1960s and present severe challenges with modern laboratory design, function and safety. The new research laboratory designs will incorporate ‘open’ design model that permits multiple faculty investigators to share the laboratory resources yielding a greater space efficiency and increasing interdisciplinary collaboration.

2. Justification
   Due to the advanced age and decades of use there are many existing research labs in Williams Hall that are beyond their useful service lives. Because of these conditions the basic function, safety and operation of the laboratory requires a full renovation to modern laboratory design and safety standards.

3. Project Phasing
   Based on the availability of faculty hires the University can plan for laboratory renovations to match the discipline of the investigators.

4. Cost Estimate Methodology
   The estimate was completed using a detailed construction estimate prepared by the professional staff of Kent State University’s Office of the University Architect which is certified by the OFCC for local administration of large projects as well as an assessment by recent renovations Construction Management team, Turner Construction.
Table C-1 Narrative

**Campus Name:** Kent State University – Kent Campus

**Project Number:** 4

**Project Title:** Cunningham Hall Phase II

**Biennium:** 2023-2024

1. **Description**
   To keep pace with the University’s growing research portfolio and faculty hires existing outdated laboratories in three (3) of our core science buildings have been identified for renovations. These renovations will benefit from the recent infrastructure and systems replacements allowing the focus to be on the immediate laboratory space and support functions. All of these existing laboratories are original construction dating back to the 1960s and present severe challenges with modern laboratory design, function and safety. The new research laboratory designs will incorporate ‘open’ design model that permits multiple faculty investigators to share the laboratory resources yielding greater space efficiency and increasing interdisciplinary collaboration.

2. **Justification**
   Due to the advanced age and decades of use there are many existing research labs in Cunningham Hall that are beyond their useful service lives. Because of these conditions the basic function, safety and operation of the laboratory requires a full renovation to modern laboratory design and safety standards.

3. **Project Phasing**
   Based on the availability of faculty hires the University can plan for laboratory renovations to match the discipline of the investigators.

4. **Cost Estimate Methodology**
   The estimate was completed using a detailed construction estimate prepared by the professional staff of Kent State University’s Office of the University Architect which is certified by the OFCC for local administration of large projects as well as an assessment by recent renovations Construction Management team Turner Construction.
Table C-1 Narrative

Campus Name: Kent State University – Stark Campus

Project Number: 5

Project Title: Main Hall Window Replacement & Library Lower level ceiling, lighting and fire suppression installation

Biennium: 2023-2024

1. Description
   The five story Main hall built in 1965 is approximately 95,800 square feet of classrooms, administration and faculty offices. The Main Hall window seals have been failing for a number of years resulting in streaks of sealant running down the face of the glass. This project would replace all windows within the five story building. The Library Lower Level ceiling, lighting and fire suppression installation is the last phase of the Library renovation. The replacement of the ceilings and lighting will complete the installation with LED lighting. The installation of the fire suppression system will complete the fully suppressed building.

2. Justification
   The Main Hall windows are original to the building and are failing. The facility is beginning to experience air and moisture leaks at the windows. The Library project will complete the last phase of the installation of new lighting and fire suppression systems throughout.

3. Project Phasing
   The project could be accomplished in two phases, one for each building.

4. Cost Estimate Methodology
   The estimate was completed using a detailed construction estimate prepared by the professional staff of Kent State University’s Office of the University Architect which is certified by the OFCC for local administration of large projects.

5. Additional Information
These improvements will address deferred maintenance items that are or will be effecting the building environment.
Table C-1 Narrative

Campus Name: Kent State University –Ashtabula Campus

Project Number: 6

Project Title: Main Hall “C” Wing Renovation

Biennium: 2023-2024

1. Description
   The Ashtabula Campus Main hall built in 1965 is home to the majority of the programs and classes offered at the Ashtabula Campus. The 109,000 square foot building is heavily used and consists of the “A” wing Student Services & classrooms, the “B” wing Auditorium and Gymnasium and the “C” wing Classrooms. The “C” wing is original to the building and has never undergone renovations. This area is primarily classrooms and offices. The classrooms are small in size limiting the programs that can be located in this wing. The office area is inefficient and can be renovated to provide a more usable layout.

2. Justification
   The current classrooms are not configured properly for their use. Many of the rooms are too small for the class types and do not provide an effective learning environment. The proposed project would consolidate classrooms as needed and renovate offices to accommodate additional faculty.

3. Project Phasing
   The project would not be conducive to phased construction.

4. Cost Estimate Methodology
   The estimate was completed using a detailed construction estimate prepared by the professional staff of Kent State University’s Office of the University Architect which is certified by the OFCC for local administration of large projects.

5. Additional Information
   These improvements will address deferred maintenance items that are or will be effecting the building environment.
Table C-1 Narrative

Campus Name: Kent State University – East Liverpool Campus

Project Number: 7

Project Title: Purinton Hall Learning Center / Library Renovation

Biennium: 2023-2024

1. **Description**
   The existing Learning Center and Library will be remodeled. New finishes, computer locations, lighting fixtures and seating arrangements will be provided to improve the student tutoring spaces as well as formal and informal discussion and study spaces.

2. **Justification**
   The existing Library space and Learning Center are quite dated and do not support the digital learning emphasis in current educational models. Providing a more interactive and updated space will improve the student tutoring and academic experience.

3. **Project Phasing**
   This project is not scheduled to be phased at this time.

4. **Cost Estimate Methodology**
   The estimate was completed using a detailed estimate prepared by the professional staff of Kent State University’s Office of the University Architect, which is certified by the OFCC for local administration of large projects.

5. **Additional Information**
   These spaces in Purinton Hall are a main hub for student enrichment for the East Liverpool campus, and need attention and upgrades in order to better serve the student population.
Table C-1 Narrative

Campus Name: Kent State University – Trumbull Campus

Project Number: 8

Project Title: Main Classroom Building Flooring Replacement

Biennium: 2023-2024

1. Description
   Built in 1969, the Trumbull Campus Main Classroom Building is a 47,000 square foot facility with nearly all of the building being classrooms. The majority of the floors within the building are the original vinyl composition tile that is beyond the normal service life of the product. This project will remove and replace all of this type of flooring.

2. Justification
   The existing flooring is beyond the serviceable life and beginning to deteriorate. Replacement will address the additional maintenance costs being incurred as well as the poor appearance.

3. Project Phasing
   The project could be phased by floor level with each floor being completed independently.

4. Cost Estimate Methodology
   The estimate was completed using a detailed construction estimate prepared by the professional staff of Kent State University’s Office of the University Architect which is certified by the OFCC for local administration of large projects.

5. Additional Information
   These improvements will address deferred maintenance items that are or will be effecting the building environment.
Table C-1 Narrative

Campus Name: Kent State University – Salem Campus

Project Number: 9

Project Title: South Entrance / Salem City Center Elevator

Biennium: 2023-2024

1. Description
   This project has two distinct components, both supporting the Salem campus. The first is renovating the existing south entrance to the Main Classroom Building to repair existing concrete, and provide an informal outdoor teaching space to allow for break-out classes during times of good weather. The Salem City Center Elevator shall provide an elevator in an existing building thereby providing ADA accessibility to the existing 4 story structure and improving the overall use of the building.

2. Justification
   The south entrance at the Main Classroom building is in disrepair with concrete cracked, chipped and very worn. This outdoor space needs substantial re-work to bring it back to good repair, and provides an opportunity to expand the utilization of the outdoor space for teaching and student use. The existing Salem City Center is not an accessible building which reduces its ability to handle programs and or new university sanctioned activities.

3. Project Phasing
   This project is not scheduled to be phased at this time, it is scheduled as two concurrent projects.

4. Cost Estimate Methodology
   The estimate was completed using a detailed estimate prepared by the professional staff of Kent State University’s Office of the University Architect, which is certified by the OFCC for local administration of large projects.
5. **Additional Information**
   This south entrance improvement will enhance student use as well as provide necessary updates to the space. The Salem City Center will be a welcomed upgrade for a building to become accessible and will greatly improve future flexibility and use.
Table C-1 Narrative

**Campus Name:** Kent State University – Geauga Campus

**Project Number:** 10

**Project Title:** Geauga Main Classroom Building Interior Renovations

**Biennium:** 2023-2024

1. **Description**
   Located in Burton, Ohio, the Main Classroom building houses all of the Geauga Campus functions including administrative, classroom and office functions. The proposed project will renovate the Main Classroom Building Nursing area which is poorly organized for the academic use. This renovation will include modifications to the plan to include the ability to video and test student-patient interaction as well as provide for additional simulation bed space.

2. **Justification**
   The renovation of the nursing area will provide for proper teaching and testing areas within the current nursing area.

3. **Project Phasing**
   The project would not be conducive to phased construction.

4. **Cost Estimate Methodology**
   The estimate was completed using a detailed construction estimate prepared by the professional staff of Kent State University’s Office of the University Architect which is certified by the OFCC for local administration of large projects.

5. **Additional Information**
   These improvements will address deferred maintenance items that are or will be affecting the building environment.
Table C-1 Narrative

Campus Name: Tuscarawas Campus

Project Number: 11

Project Title: Founders Hall Mechanical Upgrade / Performing Arts Studio Space

Biennium: 2023-2024

1. Description
   This request has two distinct components. The first is a project for the final phase of the Founders Hall Mechanical upgrade. Secondly, the Performing Arts Center aims to expand its performance art curriculum by providing new studio spaces for multi-use performance class rooms as well as multi-use practice rooms.

2. Justification
   The performing arts curriculum currently does not have the space to house the desired dance and instrumental/vocal teaching and performing classes or the practice spaces to support those programs. By providing these spaces, the program will attract more students pursuing this avenue of study and performance.

3. Project Phasing
   This project is not scheduled to be phased at this time

4. Cost Estimate Methodology
   The estimate was completed using a detailed estimate prepared by the professional staff of Kent State University’s Office of the University Architect, which is certified by the OFCC for local administration of large projects.

5. Additional Information
   This performing arts improvements will be evaluated to determine the best approach for incorporating these spaces. Internal renovation is to be reviewed as well as external additions to the existing building.
**Table C-1 Narrative**

**Campus Name:** Kent State University – Kent Campus

**Project Number:** 12

**Project Title:** Critical Deferred Maintenance

**Biennium:** 2023-2024

1. **Description**
   Most of the university’s buildings were constructed in the 1960’s and 1970’s and therefore, require critical continued deferred maintenance.

2. **Justification**
   Several campus buildings still have original infrastructure that is failing or beyond its useful designed life creating failures and impact numerous students, faculty and staff.

3. **Project Phasing**
   As critical needs emerge, projects will address replacement of systems with energy efficient new or replacement systems to prolong life cycles and reduce costs of operation.

4. **Cost Estimate Methodology**
   The estimate was completed using historical cost estimating prepared by the professional staff of Kent State University’s Office of the University Architect which is certified by the OFCC for local administration of large projects.

5. **Additional Information**
   The critical deferred maintenance needs exceed the requested amount and systems will continue to deteriorate over time without replacement.
Table C-1 Narrative

**Campus Name:** Kent State University – Kent Campus

**Project Number:** 13

**Project Title:** Business Administration General Classroom Renovation Phase II

**Biennium:** 2023-2024

1. **Description**
   
   Built in 1960’s, the current Business Administration Building is approximately 100,000 gsf and houses classrooms for thousands of students daily. Situated on the Esplanade, the building has numerous distance learning classrooms, two 200+ fixed seating lecture halls along with two floors of tiered seminar table style lecture halls making it one of the highest utilized buildings on campus. The recent enrollment growth of the College of Business Administration has necessitated a new Business Building currently under Request for Proposals and a major fundraising campaign. The building currently occupied by the College will be repurposed as a general classroom building as the new College of Business Administration Building comes online. A study for renovation costs and phasing will be completed to continue a seamless transition of space once the business college relocates.

2. **Justification**

   The University Registrar, Provost’s office along with the Office of the University Architect has validated data showing a shortage of classroom space on the Kent Campus. The Campus Masterplan consultant has validated data showing the need for a general purpose classroom building with forecasted enrollment.

3. **Project Phasing**

   Due to the projected need for the classroom space in the building, this project will be phased to allow for continuous occupancy. Multiple funding sources over multiple biennia are anticipated to complete the phased project.

4. **Cost Estimate Methodology**

   The estimate was completed using a detailed construction estimate prepared by the professional staff of Kent State University’s Office of the University Architect which is certified by the OFCC for local administration of large projects as well as an assessment by SmithGroupJJR, consultant of the Campus Masterplan currently underway.
5. Additional Information

The building has undergone several investments in energy conservation projects, a partial building reroof, classroom infrastructure upgrades, as well as a major restroom renovation over the last decade from local funding sources.
Table C-1 Narrative

**Campus Name:** Kent State University – Kent Campus

**Project Number:** 14

**Project Title:** Campus ADA Improvements

**Biennium:** 2023-2024

1. **Description**
   Most of the university’s buildings were constructed prior to the passage of the Americans with Disabilities Act and therefore, require modifications to address the requirements associated with this program. In particular, academic buildings from the 1960’s and 70’s do not have fully compliant elevators, stairs, ramps, toilet facilities and lecture halls.

2. **Justification**
   Accommodating students and faculty with disabilities is required by law and a priority for the university to promote inclusion of higher education for all persons.

3. **Project Phasing**
   This project will complement work nearing completion as part of the university funded Foundations for Excellence initiative, targeting improvements to toilet rooms and entryways, and in existing academic buildings. This project is the first phase in a multiple phase project targeting ADA compliance.

4. **Cost Estimate Methodology**
   The estimate was completed using historical cost estimating prepared by the professional staff of Kent State University’s Office of the University Architect which is certified by the OFCC for local administration of large projects.

5. **Additional Information**
   The ADA has been in effect for 25 years and the university has updated many of its facilities that predate the law to be compliant as part of planned overall building rehabilitations. Special attention is needed for buildings which are not slated for a full rehabilitation but are not yet fully compliant with ADA.