

4. Amend Capital Improvement Plan, Accept Program Statement and Authorize Bonding Authority for Derby Dining Center Renovations – KSU

Kansas State University requests approval to amend the FY 2019 capital improvement project plan and to accept the program statement for renovations totaling \$16 million to the Derby Dining Center. Derby Dining Center consists of two floors totaling almost 92,000 square feet. The building was constructed in two phases between 1964 and 1966. It is the largest dining facility at K-State and serves more than 2,000 students per day during the week and an additional 550 students on weekends. Derby is also used for central housing and dining support for most summer camps held on the Manhattan campus.

The proposed Phase 1 project will partially renovate Derby to transform it into a more diverse dining and academic destination by offering updated dining venues, expanded student services and quality spaces for the residents of the Derby Complex. The renovation will allow Derby to respond to forecasted growth to the northeast corner of campus and to better serve the needs of the campus community. The renovation will include updates to core mechanical, electrical, plumbing and HVAC systems, many of which are original to the building, to ensure applicable codes are met and to increase energy efficiency. Significant life-safety improvements will be made, including the installation of a new fire sprinkler system, improvements to the detection and alarm system and new entry/exit circulation systems to improve building egress.

Updates to the interior layout will be made to allow students the ability to see all meal options available and to improve the dining experience. Exterior updates will be made to better promote the main entry and to shade the second story from the south and west sun. During the Phase 1 renovation, most back-of-house kitchen areas, building support spaces and upper level production kitchen will remain in the existing state. Derby will remain open during the renovation and construction will be scheduled to best coordinate with semester timelines for students who live in the Derby Complex. The building will be shut down during summer semesters to accommodate enhanced construction activities.

The estimated total project cost is \$16 million. Legislative bonding authority of \$15 million will be sought during the 2019 Legislative Session contingent upon Board approval. Debt service and a cash investment of \$1 million will be paid from Housing and Dining Services auxiliary revenue.