

*K. U. of K. Buildings + Grounds JW 11-27-84*

# \$61 million in repair needs found at KU

By DOUG HITCHCOCK  
J-W Staff Writer

Fearing that buildings on the seven campuses governed by the Kansas Board of Regents needed repairs, the regents asked for an estimate of what it would take to set things right.

The answer is back, and it totals more than a quarter of a billion dollars.

A regents staff report says \$279.3 million worth of bricks and mortar, plumbing and electrical

repairs, roofing and other work is required to bring all buildings back to tip-top shape.

At Kansas University alone, more than \$61 million — or about 21 percent of the total — is needed to carry out repairs.

Based on information in the study, the board plans to ask the Kansas Legislature for \$20 million during five years to begin the repairs, but there is little chance the request will be granted, according to some state legislators and regents officials.

HOWEVER, Warren Corman, director of facilities for the regents' staff and author of the report, is optimistic. He said he believes the \$20 million will be made available.

"I'm very optimistic (about) the fact the governor and the legislature are at least looking at a five-year plan," he told the Journal-World. "It's encouraging to me."

For the study, about 450 buildings totaling 21 million square feet of space were inspected bet-

ween July and September. Only 37 percent of the academic space was determined to be in satisfactory condition.

The inspections revealed widespread problems — leaky roofs, rusted pipes and general deterioration.

"For a number of years the board and its institutions have not received enough funding to properly maintain and repair the existing facilities," stated the report. "The

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backlog of maintenance and repair projects has become so large that the Kansas Board of Regents has made maintenance and repairs its number one priority statewide for capital improvements."

**THE MORE THAN \$61 million** cited in the study for KU repairs would bring all KU's academic and auxiliary buildings into a 100 percent rating category as "perfect" buildings, according to the report.

The cost of bringing all the academic buildings in the regents system up to satisfactory condition (90 percent rating) would be \$76.7 million, the study stated. Of that, about 20 percent, or \$15.7 million, would be required at KU, and \$2.8 million would be required at the KU Medical Center.

"That's what we're really working on — trying to get that \$76 million," Corman said. "That pro-

bably makes more sense and is more realistic."

Allen Wiechert, KU director of facilities planning, said the study found flaws in virtually all "permanent buildings" on Mount Oread, including academic buildings, residence halls, the Kansas Union and athletic facilities.

He said university administrators already were aware of problems discussed in the study.

"IF ANYTHING, it just magnified some of the problems we already had," Wiechert said. "You don't always look at the total bottom line when you're looking at roof problems or specific problems like that. Until you really add them all up, you're not staggered by the bottom line."

At KU, the computer center is in the best shape, with no repairs or renovation necessary, according to Corman. Danforth Chapel,

Green Hall, the Helen Foresman Spencer Museum of Art and Watkins Hospital also are listed in good condition.

Corman said the building in worst shape is a housing warehouse on West Campus. Other buildings needing extensive repair or renovation include Jolliffe Hall, Twente Hall, Spooner Hall and Lindley Annex. Hoch Auditorium also needs work, Corman said.

At least \$2 million is needed to renovate Twente Hall. That figure includes estimates for replacing the roof, the fire escapes and the electrical and plumbing systems, Corman said.

**SPOONER HALL**, which was built in 1894 and now houses the anthropological museum, needs more than \$2 million in repairs and renovation. The building needs new wiring, work on the exterior and air-conditioning to protect its exhibits, Corman said.

Hoch Auditorium needs a new roof, new fire alarms, fire partitions, new seats, new air-conditioning and other work that totals close to \$2 million, according to Corman's estimates.

Wiechert said the building study

renovation projects and modifications to improve handicapped accessibility.

The buildings Wiechert believes most need repair are Bailey, Spooner, Lippincott, Twente and Snow halls. Plans to rejuvenate Snow Hall have been approved, and \$4 million in renovation plans are being worked up for Twente and Spooner, Wiechert said.

The Military Science Building is the only permanent building on campus now considered obsolete, Wiechert said. It may be demolished in the future to make way for KU's science and technology library, currently in the planning stages.