

TITLE: Southeast KY Community and Technical College, Whitesburg Campus Pedestrian Bridge Raze and Replace Project Update

DESCRIPTION: The Finance Committee received updated cost estimates for a raze and replace project at Southeast Kentucky Community and Technical College's Whitesburg Campus that was previously approved for 2024-2026 Asset Preservation Pool funds contingent upon KCTCS officials bringing updated and policy-compliant cost estimates to the Council at its next available meeting.

STAFF CONTACT: Ryan Kaffenberger, Director, Finance Policy and Programs

COMMITTEE'S REVIEW

The Finance Committee received this information report at their November 15, 2024, meeting. It will not be covered or presented in detail at the board meeting; however, staff will be available for questions.

BACKGROUND INFORMATION

At its September 16, 2024, meeting, the Council approved the following motion regarding a raze and replace project involving a pedestrian bridge at Southeast KY Community and Technical College's (SEKY CTC) Whitesburg Campus:

Due to the age and deteriorating condition of the bridge, impact of historic flooding in Eastern Kentucky on the bridge, and immediate safety concerns for faculty, students, and staff who are currently using an alternate bridge that supports primarily vehicular traffic, the Council approves the request contingent upon KCTCS officials bringing updated and policy-compliant cost estimates to the Council at its next available meeting date.

Brown and Kubican completed an initial study on January 9, 2020, providing renovation and demolition and reconstruction cost estimates for SEKY CTC's Whitesburg Campus pedestrian bridge that complied with the Council's *2024-2026 Asset Preservation Guidelines*; however, there was a significant difference between the 2020 raze and replace cost estimate (i.e., \$609,453) and the project's current scope (i.e., \$1,395,000). For this reason, the Council provided approval contingent upon their receiving updated policy-compliant cost estimates.

On November 4, 2024, Brown and Kubican completed a structural condition survey and opinion of probable cost for the pedestrian bridge. In the report, the engineers note that renovating the pedestrian bridge is no longer a viable option and, thus, no renovation cost estimate is provided (see Attachment A). Two excerpts from the report stating this are shown below.

“We performed a visual investigation which included the extent of the pedway, raised landing, and overall site conditions for future construction. Visual observation was performed from the ground and photographs were taken for comparison to the original inspection of 2019. We did not use selective demolition as part of this observation, since the repair of the bridge is no longer a viable option, and selective demolition is unnecessary to determine the scope of replacement.” (p. 3)

“In 2019, we considered both repair and replacement of the bridge superstructure. However, due to accelerated deterioration over the past 5 years, we no longer consider the repair option as viable.” (p. 13)

Brown and Kubican estimate the probable demolition and construction cost at \$1,550,000. Additionally, they estimate design and inspection costs for the replacement bridge at \$215,000. Altogether, the engineers recommend KCTCS budget \$1,850,000 to raze and replace the SEKY CTC Whitesburg Campus pedestrian bridge, which also includes contingency funds (see Attachment B).

Because it is the opinion of the independent third-party industry professional (i.e., Brown and Kubican) that repairing the pedestrian bridge is no longer a viable option and, therefore, a cost estimate is not practical, it is CPE staff’s opinion that the updated structural condition survey and opinion of probable cost comply with Council policy.

ASSET PRESERVATION POOL GUIDELINES

The *2024-2026 Asset Preservation Pool Guidelines* include an exception to the Council’s delegation of authority to CPE staff for project review and approval. The Guidelines allow Asset Preservation Pool funds to be used for the demolition and reconstruction of a facility if the estimated cost to raze and replace does not exceed 115% of the estimated cost to renovate the facility and is certified in writing by an independent third-party industry professional. CPE staff is required to bring raze and replace requests to the Finance Committee and full Council, along with the certified cost estimates, for review and approval. Excerpts of relevant language from the guidelines are provided below.

- Projects that preserve, renovate, or renew pedestrian and student parking areas, or raze university-owned buildings are eligible to receive funds from the Asset Preservation Pool.

- For the purposes of these guidelines, “facilities” includes buildings, building systems, and campus infrastructure, such as roads, walkways, electrical grids, steam tunnels, and water chiller plants, that support current and ongoing use of eligible facilities.

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- Generally, new construction and expansion projects are not eligible to receive funds from the Asset Preservation Pool. However, under certain limited circumstances, as described below, use of asset preservation funds to finance new construction or expansion may be permissible.
- If it would be more cost effective to raze and replace rather than renovate an existing facility, then asset preservation funds may be used for demolition and reconstruction. For such a project to be considered cost effective, the cost to raze and replace may not exceed 115% of the cost required to renovate a facility. The cost of each option must be certified in writing by an independent third-party industry professional.
- It is anticipated that requests to raze and replace rather than renovate an existing facility will be infrequent occurrences. For this reason, CPE staff will bring such requests along with certified cost estimates from independent third-party industry professionals to the Finance Committee and full Council for review and approval.