



August 2, 2024

Mr. Aaron Thompson, President  
Council on Postsecondary Education  
1024 Capital Center Drive, Suite 320  
Frankfort, KY. 40601

Re: Asset Preservation Pool Approval Request

Dear President Thompson:

In accordance with the revised 2022-2024 and the 2024-2026 asset preservation pool guidelines, KCTCS is requesting approval for the razing and replacement of a building at Somerset Community College Laurel South Campus.

A study was completed by White Pollard Architects to determine the cost of renovating the Laurel South Building which was built in the 1960s or if more cost efficient to build a new building on the Laurel North Campus to replace this building. This building houses technical programs such as Welding and HVAC that are currently in high demand by the local industry. Per the study, the cost to renovate would be \$25,063,576 and the cost to build new would be \$28,020,094. The study is attached for reference. A summary of the study is on page 46 of the attached document. The cost to raze and replace is less than 115% of the cost to renovate the facility.

In the 2022-2024 Capital Budget Request, KCTCS has a project titled, "Renovate Larel South Campus Phase I – Somerset CC" for \$6,000,000. It was identified as asset preservation. In the 2024-2026 Capital Budget Request, KCTCS has a project titled, "Renovate or Replace Laurel South Campus Phase II – Somerset CC" for \$30,000,000.

If CPE approves a new building, we would like to begin design work with the 2022-2024 \$6,000,000 at this time. We do not expect to use all the \$6,000,000 for the design work. We will reallocate the remainder of funds to other asset preservation projects.

Should you have any questions, please feel free to contact Andy Casebier at 859-256-3287.

Sincerely,

A handwritten signature in blue ink, appearing to read "Todd Kilburn", is written over a horizontal line.

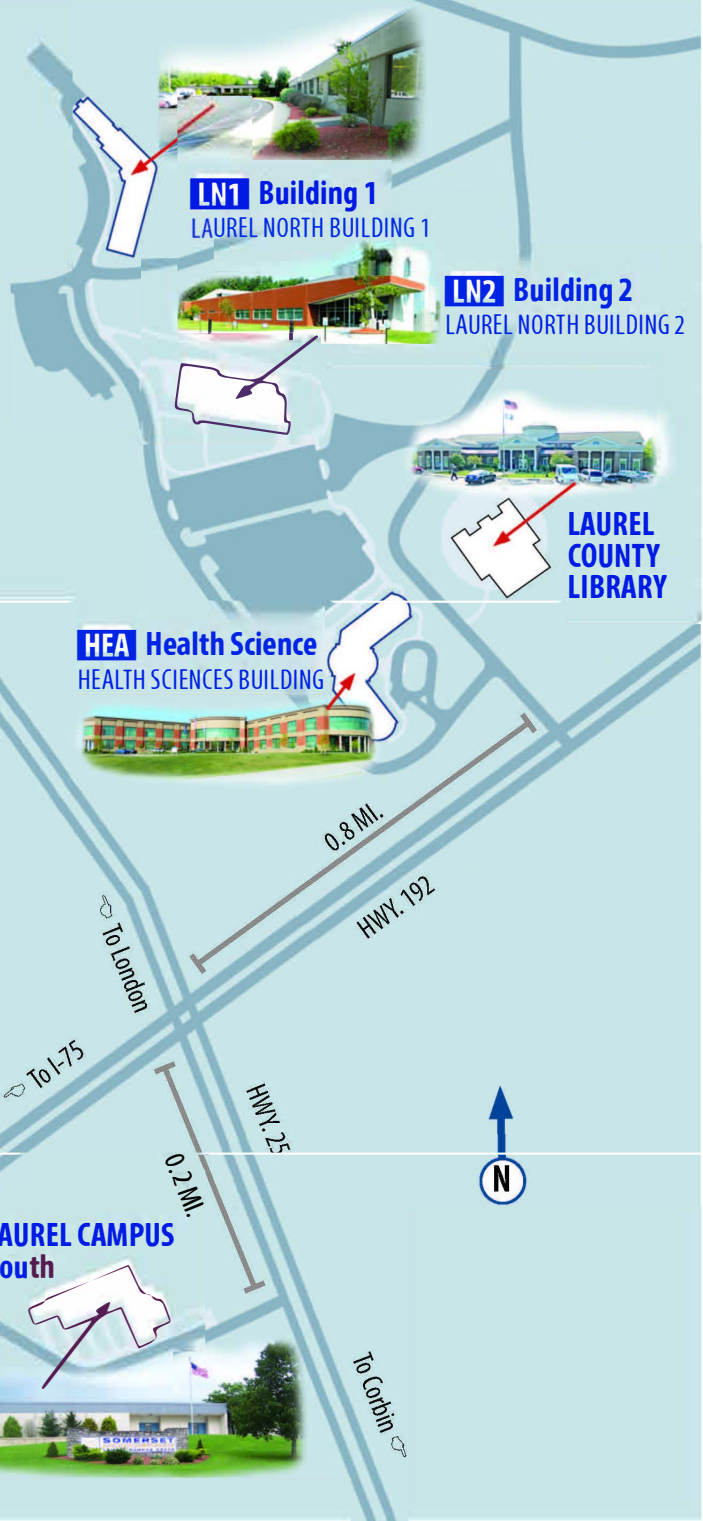
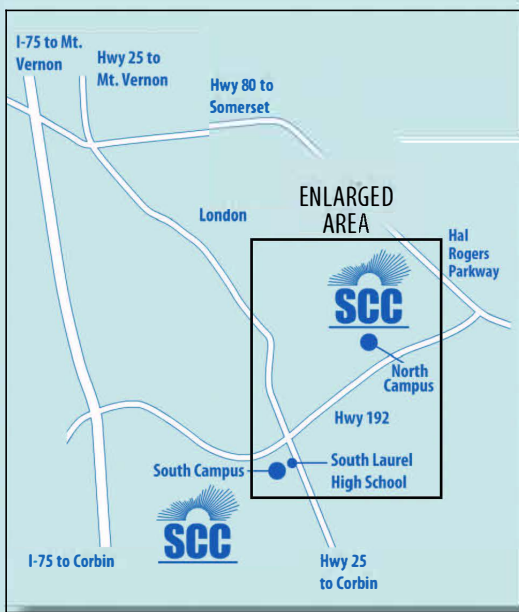
Todd Kilburn  
Vice President

cc: Dr. Ryan Quarles, KCTCS President  
Ryan Kaffenberger  
Carla Wright  
Andy Casebier  
Sandy Adkins



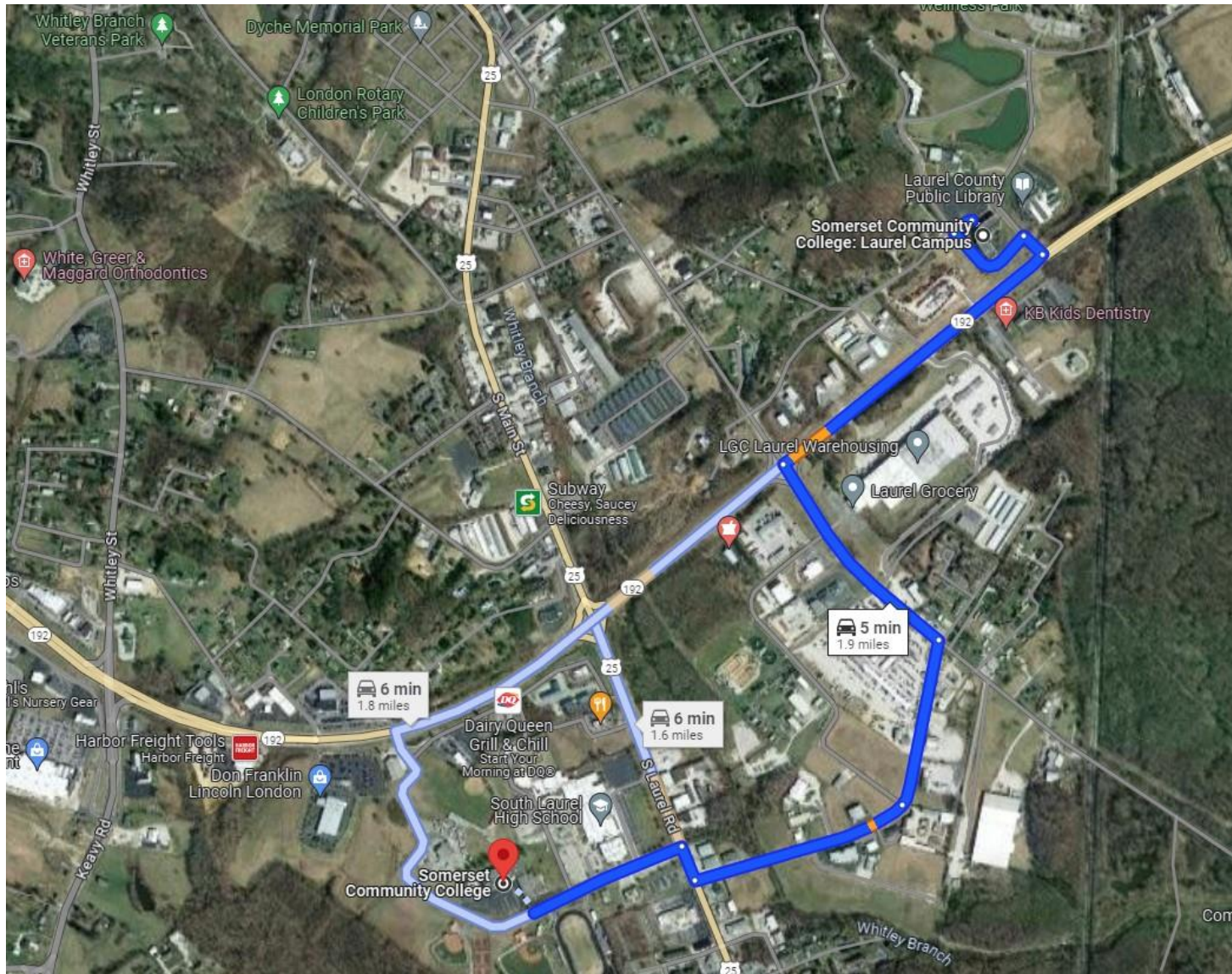
Kentucky Community and Technical College System  
300 North Main Street  
Versailles, KY 40383  
(859) 256-3100  
kctcs.edu

# SCC Laurel Campus Building Location Map





Attachment C



Source: Google Maps

## KCTCS Somerset Community College

### Laurel South Campus Raze and Replace Project

For accessing 22-24 and 24-26 Asset Preservation Pool funds

#### Cost Comparisons

Source: White Pollard Architects, Laurel South Renovation Study

## Attachment D

"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." - Asset Preservation Pool Guidelines

#### Cost Estimates

*Renovation* \$25,063,576.87

#### *Raze and Replace*

Cost of a New Trade School Building \$27,462,600.00

New Parking Lot and Drives \$557,494.08

Demolishing the Existing Building \$551,303.77

*Total Cost to Raze and Replace* \$28,571,397.85

#### Cost Comparison

**114.00%**

Do the cost estimates meet Council guidelines?

Yes