

Williston State College, August 23, 2013

Approve a change in project amount and scope for the WSC Stevens Hall Renovation from \$11,630,354 to \$12,147,905, \$11,620,354 from 13-15 WSC state appropriated capital assets funding and \$517,551 from 13-15 capital contingency pool; SBHE authorize a transfer of \$517,551 from the capital contingency pool to WSC capital assets per Section 24 of SB2003 (2013); and further, authorize WSC to seek Budget Section approval of change in project scope.

Revised Project

The revised \$12.2 million renovation and addition of Stevens Hall was to include:

- Correction of all building code deficiencies, including safe exits for classrooms, properly sized egress doors, fire sprinkler systems, and will correct significant air quality problems.
- Correction of all ADA deficiencies.
- Replacement of inefficient mechanical system, reducing operation costs of the facility.
- Resolution of \$3,000,000 in deferred maintenance costs.
- Redesign of the vast majority of space in an effort to create efficiencies in use of and modernization of classrooms, office space
- Create new main entrance on the NE (historically back side) of Stevens Hall
- Moving all student activity/life to the main building, thereby necessitating renovation of the Student Center addition.

During the 13-15 budget process, WSC requested \$12,242,478 for Stevens Hall renovation. The 2013 Legislative Assembly appropriated \$11,630,354 directly to WSC and transferred 5% to the capital contingency pool (\$612,124). The pool in total was reduced by \$1 million (WSC pro-rated amount \$517,710), thereby effectively reducing the 5% to 4.45% (\$517,551). The construction manager at risk is currently estimating the cost of the project to be \$12,922,927. At this amount, the estimated average cost per square foot is \$226. The initial 2010 estimate was based on new space at \$150 per square foot and renovated space at \$100 per square foot, with minimal inflationary increases built in to the projected cost.

In order to reduce the project scope to remain within the \$12,147,905 funding available the following project components will need to be removed:

- Remove addition of main NE entrance
- Basement work has been eliminated other than mechanical needs (some locker rooms and other space in basement has been updated separately over past two years)
- Improvements in Student Center addition necessitated by moving Bookstore and Student Life Service to one-stop shop in Stevens Hall has largely been eliminated
- Install a VAV instead of chilled beam air system. The VAV option will save the project \$420,430.
- Eliminate replacement of windows (can be separately addressed later, as appropriate)
- Additional reductions needed to come within budget will tentatively come from reductions in FF&E or coming in under budget on abatement expenditures.

At this time, WSC does not intend to ask for additional legislative appropriations to cover the items noted above, but rather address them as necessary, through other available funds.

The project is being managed (oversight provided) through a construction manager at risk process, consistent with the provisions of 48-01.2.

Project Description

Stevens Hall was constructed in 1966 and has served as the primary academic, food service, lab, and administration building for WSC. There have been no renovations since that time. Multiple reconfigurations have placed most programs in areas that do not relate to one another. The renovation of Stevens Hall will allow WSC to address critical safety concerns, operational inefficiencies, and the scheduling and coordination difficulties introduced by having students' core curricula scattered across the campus.

Classrooms, labs, and support space are neither suitable nor safe. The 2011 Larson Allen Risk Assessment identified concerns related to asbestos, fire prevention, etc. There are additional significant health issues related to disability access, asbestos, and lack of ventilation. In some cases, office spaces have been constructed out of rooms designed for storage, and therefore have no ventilation.

There are significant HVAC and electrical issues in this building. During the winter of 2011-2012, problems with the boiler system caused the College to close the second floor of Stevens Hall on two separate occasions due to temperatures rising above 100 degrees. As a primary space for instruction and instructional support, issues such as this have a significant negative impact on student learning.

The office of Disability Student Services has identified a number of concerns with Stevens Hall, including: 1.) lack of space in classrooms to accommodate individuals with wheelchairs or back problems; 2.) restrooms and elevators are not ADA compliant. With an increasingly diverse population coming into the region by the oil boom, the College's inability to meet the needs of our new stakeholders is amplified.

Deficiencies have been summarized in Section II of the 2010 Stevens Hall Renovation Plan. We have serious concerns about the structural integrity of the current facility. Multiple areas present safety hazards with electrical distribution systems that are deteriorating or are inadequate. Ventilation has caused growing concerns. Dated boiler systems have caused the College to close part of Stevens Hall on numerous occasions. The exterior building façade of Stevens Hall is currently cracking and in danger of falling off the building.

All classrooms are covered with the same material as when they were constructed forty-five years ago. Noise from building hallways infiltrates directly into classrooms in some areas because of the way HVAC is ducted, and lack of acoustical treatments makes for classrooms that function as echo chambers.

Significant safety, program delivery, program management and consolidation issues in Stevens Hall create barriers to program growth and expansion, and limit student access to critical College services.

The College has invested over \$500,000 into building repairs over the past two years (a result of 2011 special session funding).

Consistency with Campus Facility Master Plan and Budget

The project is consistent with the Williston State College master plan.

SBHE and/or Legislative History

- WSC 13-15 capital assets legislative appropriation includes \$11,630,354 of general fund dollars for this project, with 5% retainage of \$612,124 included in the NDUS Office Capital Projects Contingency Fund. WSC reserves the right to apply for additional funds from the contingency fund in the future, as necessary.
- On June 20, 2013, the SBHE ratified the Chancellor’s interim approval authorizing WSC to proceed with Stevens Hall Renovation at a cost of up to \$11,630,354 from 13-15 state appropriated capital assets funding.

Estimated Total Purchased or Donated Costs (ALL costs should be included in the estimate, unless specifically noted otherwise.)

	Original	Revised Amount
Planning, Permits and Insurance (design costs associated with current project, OMB preplanning revolving funds, architect and engineer fees, permits, insurance)	\$992,953	\$980,000
Land/Building Preparation and Purchase or Donated Costs (land acquisition and site preparation/development)	\$0	
Demolition and Disposal	\$0	
Construction (foundation and building construction or renovation, including fixed equipment, landscape, infrastructure and utilities, mechanical and electrical, parking and driveways or roadways)	\$10,037,750	\$10,035,099
Institutional work (value of work completed by institutional trade staff)	\$0	
Contingency	\$399,651	\$401,404
Hazardous Material Abatement	\$0	\$196,402
Other, including 3rd party costs (please describe)	\$0	

Kitchen/Cafeteria Equipment		\$300,000
SUBTOTAL	\$11,430,354	
Furniture, Fixture and Equipment (FF&E)	\$200,000	\$235,000
TOTAL	\$11,630,354	\$12,147,905

No other work, other than that specified within this request, is required for the completion of the project not is other work planned to supplement this project using funding or authority not included within this request.

Future Operating/Improvement Costs and Funding Sources

JLG's assessment of the building anticipates \$25,000 in annual savings generated by increased efficiencies of updated systems.

Source and Availability of Funds (including FF&E)

\$11,620,354 from 13-15 WSC state appropriated capital assets funding and \$517,551 from 13-15 capital contingency pool

Estimated Project Timeline and Completion Date

July 2013 - December 2014