

VALLEY CITY STATE UNIVERSITY, February 27, 2014

Authorize VCSU to increase the project authorization for the Historic President's House – ADA Upgrades from \$250,000 to an estimated cost of \$450,000 to be funded up to \$315,000 from appropriated capital asset funding and up to \$135,000 private funds. Further, seek Budget Section approval for the change in project amount per NDCC 48-01.2, and proceed once all approvals are in place and private funds are available or guaranteed.

Project Description

The Historic President's House on the Valley City State University campus has been operating as a Guest Inn and campus event facility since 1996. It has been cared for by the President's House Preservation Society since and is in need of important upgrades to make it more accessible to alumni and the public.

Although the President's House interior has been lovingly and painstakingly refurbished, accessibility concerns prevent the facility from being fully utilized.

To ensure ADA requirements are met an addition to the house is required to the south side of the home to incorporate ADA accessibility on the main level. The addition will require the removal of the existing sun room and applying an exterior design that is appropriate to the Victorian style architecture. The addition totals 750 square feet and will allow for a bedroom/meeting room along with an ADA bathroom on the main level. Currently, these two important spaces are lacking for alumni and the public.

Additionally, the house sits on a hillside and limits access for those with mobility concerns. Currently, VCSU utilizes a donated chair-incline lift in the garage to assist these individuals. The lift helps some, but not all with mobility concerns, hence the project allows for an elevator from the garage level and associated ramp to access the new addition's entrance. This additional space totals 460 square feet.

The total project is estimated at \$450,000. As part of the 2013-15 legislative session VCSU received \$250,000 in additional extraordinary repairs and projects funding to assist in the project. The Foundation and the President's House Preservation Society have undertaken fundraising efforts for the amounts shown above. As the project moves forward, VCSU may need utilize some of its biennial allocated extraordinary repairs and projects budget to complete the project.

Consistency with Campus Facility Master Plan and Budget

The President's House has been a part of VCSU's campus since 1921 and was used as the residence for college presidents until 1994. Restroom Renovation and Restroom Accessibility Upgrades were part of VCSU's 2010 and 2012 master plans.

SBHE and/or Legislative History

May 2013 – Legislature authorized \$250,000 (SB 2003) of additional extraordinary repairs and projects funds for ADA accessibility at the Historic President’s House.

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

	Requested Authorization
Planning, Permits and Insurance (design costs associated with current project, OMB preplanning revolving funds, architect and engineer fees, permits, insurance)	\$25,000
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)	\$390,000
Institutional work (value of work completed by institutional trade staff)	\$0
Contingency	\$35,000
Hazardous Material Abatement	\$0
Other, including 3rd party costs (please describe)	\$0
SUBTOTAL (if total exceeds \$250,000, requires SBHE approval)	\$450,000
Furniture, Fixture and Equipment (FF&E)	\$0
TOTAL	\$450,000

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

Future operating/improvement costs will be shared by the President’s House Preservation Society and VCSU operations and maintenance budget.

Source and Availability of Funds (including FF&E)

VCSU received \$250,000 of additional 13-15 extraordinary repairs and project funding through legislative action (SB 2003) specifically for the President’s home. In addition, VCSU would use \$65,000 of 13-15 appropriated undesignated extraordinary repair funds for the project. The President’s House Preservation Society and Foundation will provide up to \$135,000 in private funds.

Project Management Oversight (consistent with 9/25/13 SBHE approved guidelines)

For this authorization request, a NDUS Capital Project Management Checklist is included with this request per option #3 of the Project Management Oversight Guideline, 08-23-13.

Estimated Project Timeline and Completion Date

The architect was selected in summer 2013 and designs were completed by October 2013. Bids were received in November 2013. Renovation and construction is to begin in spring 2014 with completion by the end of 2014.