

**North Dakota State College of Science, April 24<sup>th</sup>, 2014**

Authorize North Dakota State College of Science to increase spending for the renovation of the NDSCS Football Complex project from \$1,350,000 to \$1,500,000, an increase of \$150,000 funded through no less than \$550,000 in donations, up to \$900,000 in auxiliary, and \$50,000 in private funds; and further request authorization to seek approval from the budget section; and to proceed with the project once all approvals have been received.

**Project Description**

The Football complex renovation would include; new locker rooms, coaches offices, a training room and storage rooms, public restrooms, concession stand, booster club and a retail store. Also included is the renovation of front of stadium entrance.

The complex is thirty-nine years old and is well past its prime. The Football Stadium and Track were updated during 2007-09 Biennium. This consisted of updates to the seating structure and the outdoor track surface that was redone. The football complex for this project references the support buildings that include the locker rooms, concessions, restrooms, bookstore and alumni room.

The current locker rooms had moisture and mold issues due to deterioration of the original roofs. This moisture had begun to cause structural damage to the roof support beams as well. There were inadequate coach's offices and insufficient storage space located in this complex. There was also no training room located in this area. The restrooms did not meet current ADA standards. Moisture was penetrating through the cracks in the joints and affecting the inside of the entire complex. The concession area, booster room and retail store spaces were dated and inadequate and will be updated.

This project tears down three existing structures, removes an old ticket booth and a bookstore shed and constructs similar square footage but it combines all services listed above into two primary buildings and one new ticket booth.

Due to the structures not being functional due to the deteriorated stated, the asbestos abatement and demolition of the buildings were completed in the fall of 2013. With this demolition being completed, there are no longer any locker room, restroom or concession facilities at the stadium location. As a result of the competitive bidding climate, the bid opening was extended to give time to help gain competitive interest in the project. Despite this effort producing more contractor bid participation, the construction bids that were opened on March 19<sup>th</sup> 2014 were significantly over budget. The construction bid overages and additional costs for the construction delay will be \$250,000.

**Consistency with Campus Facility Master Plan and Budget**

This concern and project was discussed in our current Campus Facility Master Plan

**SBHE and/or Legislative History**

- SBHE authorized NDSCS to solicit funds of up to \$1.5 million for private fund sources for the project on November 4, 2010.
- Project was included in the NDUS 2011-13 biennial budget request at \$1.5 million in private funds, and later authorized in HB1003 (2011) at \$1.5 million in private fund sources for the project
- On September 15, 2011, SBHE authorized NDSCS to proceed with \$1,200,000 renovation of the NDSCS Football Complex to be funded not less than \$250,000 from private funds, up to \$910,000 from auxiliaries and a contribution of \$40,000 from bookstore partner (Validis); furthermore, authorize NDSCS to proceed to the Budget Section for a change in project funding source per NDCC 48-01.2-25
- Budget Section request to utilize \$910,000 auxiliary funds plus \$40,000 in vendor funds in support of the project failed in 12/11 and again 3/12.
- 13-15 legislative appropriation in SB2003, includes \$1,350,000 other funds (from private and local) spending fund authorization for the project.
- On June 20, 2013, the SBHE authorized NDSCS to proceed with \$1,350,000 renovation of the NDSCS Football Complex to be funded by \$400,000 from donations, up to \$900,000 from auxiliaries and private funds of \$50,000.

**Estimated Total Purchased or Donated Costs** (ALL costs should be included in the estimate, unless specifically noted otherwise – see SBHE policy 902.3, 3, (b), for more detail on cost components)

	Original Legislative Authorization	Revised Authorization
<b>Planning, Permits and Insurance</b> (design costs associated with current project, OMB preplanning revolving funds, architect and engineer fees, permits, insurance)	\$85,000	\$100,000
<b>Land/Building Preparation and Purchase or Donated Costs</b> (site survey and soil testing)	\$5,000	\$10,000
<b>Demolition and Disposal</b>	\$75,000	\$0.00
<b>Construction</b> (foundation and building construction or renovation, including fixed equipment, landscape, infrastructure and utilities, mechanical and electrical, parking and driveways or roadways)	\$905,000	\$1,220,000
<b>Institutional work</b> (value of work completed by institutional trade staff)	\$0	\$10,000
<b>Contingency</b>	\$100,000	\$100,000
<b>Hazardous Material Abatement</b>	\$80,000	\$40,000
<b>Other (Project Delay – General Conditions Costs)</b>	\$0	\$20,000
<b>SUBTOTAL</b> (if total exceeds \$250,000, requires SBHE approval)	\$1,250,000	\$1,500,000
<b>Furniture, Fixture and Equipment (FF&amp;E)</b>	\$100,000	\$100,000
<b>TOTAL</b>	\$1,350,000	\$1,600,000

*No other work, other than that specified within this request, is required for the completion of the project nor is other work planned to supplement this project using funding or authority not included within this request.*

**Future Operating/Improvement Costs and Funding Sources**

This complex is operated with local funds. Operating and maintenance costs for these facilities are split between the NDSCS Athletics and the Wahpeton High School. We do not expect increased operating costs with the new facility.

**Source and Availability of Funds (Including FF&E costs)**

The costs will be covered with a combination of not less than \$550,000 donations (fund raising) as well as up to \$900,000 auxiliary funds and a contribution of \$50,000 from our bookstore partner (Validis). FF&E costs will be paid with a combination of all identified funds. All funds are sufficient and available for the project.

**Estimated Project Timeline and Completion Date**

Project is slated to finish design work fall of 2013 and substantial completion of project by December 2014.