

CAPITAL PROJECTS DETAIL

238 ND State College of Science

Version: 2011-R03-00238

Date: 01/13/2011

Time: 12:00:33

Capital Project			
Main Oval Water/Sewer			
	Total Project Cost	Request/Optional	Recommendation
	490,000	490,000	0
	General Fund	490,000	0
	Federal Funds	0	0
	Special Funds	0	0
	Bonding	0	0

Is this a multibiennium project? No No of Biens: 1 Est. Costs 490,000

Future Increased Costs Associated with Project Approval								
	2011-2013	2013-2015	2015-2017		2011-2013	2013-2015	2015-2017	
Salaries and Wages	0	0	0	FTE	0.00	0.00	0.00	
Operating Expenses	0	0	0					
Equipment > \$5,000	0	0	0	General Fund	0	0	0	0
IT Equipment > \$5,000	0	0	0	Federal Funds	0	0	0	0
Special Lines	0	0	0	Special Funds	0	0	0	0
Total	0	0	0	Total	0	0	0	0

Project Specifics and Justification

The water and sewer lines are over sixty years old and need to be replaced.

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Capital Project			
Riley Hall Elevator/Bathroom			
	Total Project Cost	Request/Optional	Recommendation
	General Fund	475,000	0
	Federal Funds	0	0
	Special Funds	0	0
	Bonding	0	0

Is this a multibiennium project? No No of Biens: 1 Est. Costs 475,000

Future Increased Costs Associated with Project Approval								
	2011-2013	2013-2015	2015-2017		2011-2013	2013-2015	2015-2017	
Salaries and Wages	0	0	0	FTE	0.00	0.00	0.00	
Operating Expenses	0	0	0					
Equipment > \$5,000	0	0	0	General Fund	0	0	0	
IT Equipment > \$5,000	0	0	0	Federal Funds	0	0	0	
Special Lines	0	0	0	Special Funds	0	0	0	
Total	0	0	0	Total	0	0	0	

Project Specifics and Justification

This building has three floors and does not have an elevator. Bathrooms do not meet ADA requirements.

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Capital Project			
Forkner Hall Renovation			
	Total Project Cost	Request/Optional	Recommendation
	General Fund	5,000,000	5,000,000
	Federal Funds	0	0
	Special Funds	5,000,000	5,000,000
	Bonding	0	0

Is this a multibiennium project? No No of Biens: 1 Est. Costs 5,000,000

Future Increased Costs Associated with Project Approval							
	2011-2013	2013-2015	2015-2017		2011-2013	2013-2015	2015-2017
Salaries and Wages	0	0	0	FTE	0.00	0.00	0.00
Operating Expenses	0	0	0	General Fund	0	0	0
Equipment > \$5,000	0	0	0	Federal Funds	0	0	0
IT Equipment > \$5,000	0	0	0	Special Funds	0	0	0
Special Lines	0	0	0	Total	0	0	0
Total	0	0	0				

Project Specifics and Justification

Forkner Hall is a residential dorm built in 1966 with an addition added in 1971 and currently houses female students. The total gross square footage is 41,636. Nationally, campus setting dorms have a shorter life expectancy than other campus buildings due to the occupants. We are also finding students today like a more private setting than this building was designed for with community bathrooms. Most of the infrastructure (drain waste piping, water, heating and electrical) are at or beyond their useful life. The maintenance staff has already opened up interior walls to replace plugged pipes. The HVAC system has also experienced more repair calls in the last few years. The electrical system was not designed for all of the technology we currently have. This biennium the campus will be investigating options for renovations to create a modern facility and include a new infrastructure. Once done, the complete planning process will begin and the financial levels will dictate the timing of the project.

Estimated Cost \$5,000,000

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Capital Project

Partial Tuckpointing of Various Buildings

	Request/Optional	Recommendation
Total Project Cost	275,000	0
General Fund	275,000	0
Federal Funds	0	0
Special Funds	0	0
Bonding	0	0

Is this a multibiennium project? No No of Biens: 1 Est. Costs 275,000

Future Increased Costs Associated with Project Approval

	2011-2013	2013-2015	2015-2017		2011-2013	2013-2015	2015-2017
Salaries and Wages	0	0	0	FTE	0.00	0.00	0.00
Operating Expenses	0	0	0				
Equipment > \$5,000	0	0	0	General Fund	0	0	0
IT Equipment > \$5,000	0	0	0	Federal Funds	0	0	0
Special Lines	0	0	0	Special Funds	0	0	0
Total	0	0	0	Total	0	0	0

Project Specifics and Justification

The average age of our buildings is forty-three years old. The brick and mortar in many of the buildings is so deteriorated that moisture is leaking into the buildings.

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Capital Project			
Student Center Elevator			
	Total Project Cost	Request/Optional	Recommendation
	General Fund	250,000	0
	Federal Funds	250,000	0
	Special Funds	0	0
	Bonding	0	0

Is this a multibiennium project? No No of Biens: 1 Est. Costs 250,000

Future Increased Costs Associated with Project Approval							
	2011-2013	2013-2015	2015-2017		2011-2013	2013-2015	2015-2017
Salaries and Wages	0	0	0	FTE	0.00	0.00	0.00
Operating Expenses	0	0	0	General Fund	0	0	0
Equipment > \$5,000	0	0	0	Federal Funds	0	0	0
IT Equipment > \$5,000	0	0	0	Special Funds	0	0	0
Special Lines	0	0	0	Total	0	0	0
Total	0	0	0				

Project Specifics and Justification

Does not meet current ADA standards and will not accommodate large wheelchairs.

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Capital Project			
Haverty Hall Elevator			
	Total Project Cost	Request/Optional	Recommendation
	General Fund	250,000	0
	Federal Funds	250,000	0
	Special Funds	0	0
	Bonding	0	0

Is this a multibiennium project? No No of Biens: 1 Est. Costs 250,000

Future Increased Costs Associated with Project Approval								
	2011-2013	2013-2015	2015-2017		2011-2013	2013-2015	2015-2017	
Salaries and Wages	0	0	0	FTE	0.00	0.00	0.00	
Operating Expenses	0	0	0	General Fund	0	0	0	0
Equipment > \$5,000	0	0	0	Federal Funds	0	0	0	0
IT Equipment > \$5,000	0	0	0	Special Funds	0	0	0	0
Special Lines	0	0	0	Total	0	0	0	0
Total	0	0	0					

Project Specifics and Justification

Does not meet current ADA standards and will not accommodate large wheelchairs.

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Capital Project

Blikre Activities Center Exterior Panels

	Request/Optional	Recommendation
Total Project Cost	500,000	0
General Fund	500,000	0
Federal Funds	0	0
Special Funds	0	0
Bonding	0	0

Is this a multibiennium project? No No of Biens: 1 Est. Costs 500,000

Future Increased Costs Associated with Project Approval

	2011-2013	2013-2015	2015-2017		2011-2013	2013-2015	2015-2017
Salaries and Wages	0	0	0	FTE	0.00	0.00	0.00
Operating Expenses	0	0	0				
Equipment > \$5,000	0	0	0	General Fund	0	0	0
IT Equipment > \$5,000	0	0	0	Federal Funds	0	0	0
Special Lines	0	0	0	Special Funds	0	0	0
Total	0	0	0	Total	0	0	0

Project Specifics and Justification

These panels are thirty-four years old and are worn out. Many of them are popping out during extreme heat and this is allowing that extreme heat into the building.

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Capital Project			
Cultural Center Lights		Request/Optional	Recommendation
	Total Project Cost	195,000	0
	General Fund	195,000	0
	Federal Funds	0	0
	Special Funds	0	0
	Bonding	0	0

Is this a multibiennium project? No No of Biens: 1 Est. Costs 195,000

Future Increased Costs Associated with Project Approval								
	2011-2013	2013-2015	2015-2017		2011-2013	2013-2015	2015-2017	
Salaries and Wages	0	0	0	FTE	0.00	0.00	0.00	
Operating Expenses	0	0	0					
Equipment > \$5,000	0	0	0	General Fund	0	0	0	0
IT Equipment > \$5,000	0	0	0	Federal Funds	0	0	0	0
Special Lines	0	0	0	Special Funds	0	0	0	0
Total	0	0	0	Total	0	0	0	0

Project Specifics and Justification

The lighting system is twenty-seven years old, we can no longer find parts to replace the equipment that is wearing out.

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Capital Project			
Old Main Renovation			
	Total Project Cost	Request/Optional	Recommendation
		8,180,000	8,180,000
	General Fund	8,180,000	8,180,000
	Federal Funds	0	0
	Special Funds	0	0
	Bonding	0	0

Is this a multiennium project? No No of Biens: 1 Est. Costs 8,180,000

Future Increased Costs Associated with Project Approval								
	2011-2013	2013-2015	2015-2017		2011-2013	2013-2015	2015-2017	
Salaries and Wages	0	0	0	FTE	0.00	0.00	0.00	
Operating Expenses	0	0	0					
Equipment > \$5,000	0	0	0	General Fund	0	0	0	
IT Equipment > \$5,000	0	0	0	Federal Funds	0	0	0	
Special Lines	0	0	0	Special Funds	0	0	0	
Total	0	0	0	Total	0	0	0	

Project Specifics and Justification

The renovation of Old Main has been identified as the College’s top priority for a capital improvement project during the next biennium. This 34,126 gross square foot building is the icon that the community, alumni, faculty, students and staff associate with NDSCS. Originally constructed in 1891 for the Red River Valley University, this building has withstood the times, but with minimal major updates in the last 50 years. Old Main was added to the National Register of Historical Places in 1984 as Building #84002770. A renovation is needed not only to maintain this historical building, but to eliminate health, safety and code issues. In tough and recovering economic times, this renovation would help show the alumni and potential partnerships the state is supporting this campus and will help with future donations, contributions and enrollment.

The offices, classrooms, labs and conference rooms are crucial for the mission of the College. Not all of Old Main is currently occupied, but once renovated, the additional space will be utilized by the departments and classrooms in Hektner Hall. After the renovation is completed, all occupants and equipment will be moved out of Hektner Hall. NDSCS will then decommission and remove both Hektner Hall and Burch Hall.

Project Costs
 NDSCS received approval for pre-planning funds in December 2009 from OMB for the proposed renovation of Old Main. In order to follow the guidelines set forth by OMB and North Dakota Century Code, the final report will not be completed until the end of April. Most information is known, but the main section to be submitted in April is the final cost.

Probable Cost to renovate Old Main
 (Includes renovation costs, FF&E, furniture, any minimal

Landscaping, architectural fees, etc.)	\$ 7,343,800
Payback pre-design fees to OMB	\$ 55,000

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Decommission and remove Hektner Hall (includes all environmental issues)	\$ 337,500
Decommission and removal of Burch Hall (includes all environmental issues)	\$ 443,700
Total funding requested	\$ 8,180,000

Phase Approach

Old Main is a tall and narrow building with no reasonable separation for phasing. The entire infrastructure (water, sewer, electrical) is in need of replacement. The Academic Dean's offices are currently occupied in this space with a high level of public customers entering this building. The floors are wood framed and lacking proper fire protection. Considering the above items along with the noise and mess, NDSCS and the architects feel the liability and premium cost is too great to complete in phases.

New Construction/Additions

There are no plans to add on to Old Main. NDSCS does, however, plan to renovate the fourth floor and utilized that space that has been closed for more than 30 years.

Funding Source

NDSCS is requesting this project be entirely funded from State Capital funding (state appropriations).

Deferred Maintenance

Old Main is an asset to NDSCS and renovation should preserve it for another 100 years. This project has three key components that will be addressed. First, all of the safety, health and code violations that have increased our deferred maintenance will be addressed and removed. Second, with the removal of Hektner Hall, all of that deferred maintenance will be taken off the books. Lastly, the safety concerns with Burch Hall will be removed with the demolition of that building. Many maintenance items have not been listed on previous Master Plans due to the fact that code officials have stated if we fix those particular violations it would trigger bringing the building code up-to date.

Due to the magnitude of issues, NDSCS would need to spend most of the extraordinary repair money to fix the deferred maintenance for the next four biennium's.

Hektner Hall has close to \$1,000,000 of deferred maintenance on the list. The bigger items include tuckpointing, mold remediation, water and waste piping replacement and ADA compliant elevator. The total deferred maintenance on our list equals \$1,675,000.

This number does not include items like air handling, which the building does not have but is needed for air quality standards. Even if we wanted to install air handling, the electrical system is not sized large enough to handle it.

Changes to Operating Costs

At this point, NDSCS does not see a significant change from an operational perspective if Old Main was remodeled. The heating costs would be lowered with better insulated building materials and electricity lighting costs would be lowered with more efficient lighting. Full size windows will be installed increasing natural light. These savings would be offset with increased utilities to accomplish the air quality needs for the building. The end result would be little to no decrease in operating cost, but NDSCS would achieve a much improved building meeting today's standards. Additionally, the College is investigating the option to heat and cool with a geothermal system.

The removal of Hektner Hall will be a savings to the campus on heating and electricity. There is no heat or power in Burch Hall so the utility savings would be neutral. The end result would be a savings to the campus on utilities. The custodian in Hektner Hall also cleans two other buildings so we would not reduce staff. The extra time would be used to help out with the additional space in Old Main and extra support for the additional space in Horton Hall, which is under a renovation. We would free up a little maintenance staff time, but it would not be enough to lower staff levels. It would help the Physical Plant reduce the amount of third party contracting we need to hire to maintain what we have.

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Support for SBHE Policy 902.1

Old Main has been in previous Master Plans with the scope of the project basically staying the same. Funding for this project would help the College meet life, health and safety issues, one of the top priorities outlined in SBHE Policy 902.1. The ADA handicap accessibility issues, code and fire safety problems are just as important and would all be corrected with a remodel. The proposed renovation will take care of the following items:

- Door width does not meet clear opening width requirements (code)
- Door handles shall not require grip and/or a twisting motion (code/compliance)
- Non-ADA compliant pull stations for fire alarm (code)
- Outdated and non-ADA compliant elevator (code/deferred maintenance)
- Multiple ADA compliant issues (code/compliance)
- Sewer gas smell from faulty drain waste piping (health/deferred maintenance)
- No drain tile around the building with ground water filtration. This has caused part of the basement to be vacated for health reasons (health/protecting asset)
- Less than 10 percent of the building has fresh air; thus air quality issues (health)
- Outdated fire alarm panel (fire/safety/code/deferred maintenance)
- Electrical panels are at full capacity, which are out dated and non-compliant for short circuit protection (fire/safety/code/curriculum limitation/deferred maintenance)
- A structural concern diagnosed by a third party structural engineer stating more investigation is needed to determine a fix or in the future a particular roof area could sag or even collapse (safety/critical maintenance)
- Under pin foundation to prevent further settling (safety/enhance asset/critical maintenance)
- Add bathrooms on each floor - currently men and women only have one bathroom for all five elevations (enhance asset)
- The building has wood framing and no fire protection system – the renovation will have a sprinkler system (fire/protecting asset)

In December 2009, the Department of Career and Technical Education completed an inspection of our campus. They cited us with various non-compliant issues in Old Main, but the clear width door opening is critical. For NDSCS to become compliant, we will have to cut into the structural walls to increase the openings. This becomes a major repair for us. The action plan we submitted states we have this building on the list for renovation during the next biennium. If this project is not funded, we have until February 1, 2012 to hire structural engineers and architects to design and create specifications for a contractor to fix our compliance issues with ADA.

Door frames do not meet ADA compliance.

Bathroom that NDSCS has tried to achieve ADA standards, but is not compliant

Structural item needs remediation to eliminate water penetration and safety concerns.

Repurpose

By renovating Old Main and increasing the useable space, the Social and Behavioral Science Department would be able to be moved out of Hektner Hall. The only occupied space left in Hektner Hall would be classrooms and those will also be relocated to Old Main. Considering the condition of Hektner Hall and an architect's opinion that it would be as economical to rebuild as opposed to renovate, we would decommission and remove Hektner Hall. The College would also like to remove Burch Hall as safety concerns are relevant with this building still standing

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Capital Project			
Frank Vertin Football Complex			
	Total Project Cost	Request/Optional	Recommendation
	General Fund	0	1,500,000
	Federal Funds	0	0
	Special Funds	0	1,500,000
	Bonding	0	0

Is this a multibiennium project? No No of Biens: 1 Est. Costs 1,500,000

Future Increased Costs Associated with Project Approval							
	2011-2013	2013-2015	2015-2017		2011-2013	2013-2015	2015-2017
Salaries and Wages	0	0	0	FTE	0.00	0.00	0.00
Operating Expenses	0	0	0	General Fund	0	0	0
Equipment > \$5,000	0	0	0	Federal Funds	0	0	0
IT Equipment > \$5,000	0	0	0	Special Funds	0	0	0
Special Lines	0	0	0	Total	0	0	0
Total	0	0	0				

Project Specifics and Justification

Renovation of the Frank Vertin Football Complex to include new locker rooms, coaches offices, training room, storage rooms, public restrooms, concession stand booster club room and a retail store. Additionally, the renovation of the stadium entrance, new roof for the press box, and encasing of the press box stairwell are also included in the project.