

CAPITAL PROJECTS DETAIL

227 Bismarck State College

Version: 2013-R02-00227

Date: 12/07/2012

Time: 15:34:54

Capital Project			
Communications & Fine Arts Center			
	Total Project Cost	Request/Optional	Recommendation
	General Fund	40,808,000	13,300,000
	Federal Funds	20,404,000	13,300,000
	Special Funds	0	0
	Bonding	20,404,000	0
		0	0

Is this a multiennium project? No No of Biens: 1 Est. Costs 40,808,000

Future Increased Costs Associated with Project Approval							
	2013-2015	2015-2017	2017-2019		2013-2015	2015-2017	2017-2019
Salaries and Wages	60,000	240,000	247,200	FTE	0.00	0.00	0.00
Operating Expenses	102,700	410,800	423,100	General Fund	162,700	650,800	670,300
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	162,700	650,800	670,300	Total	162,700	650,800	670,300

Project Specifications

An important component of education of the next generation of North Dakota citizens is the development of critical thinking, communications (verbal and written), and creativity skills (called "soft skills" by business and industry). Industry and business leaders consistently tell us that our graduates must communicate well, must have critical thinking skills, and must be creative. Moreover, the Bismarck-Mandan area is at a point in its development, particularly with a number of new young families moving into the area to pursue opportunities tied to the gas and oil industry, that "quality of life" becomes a factor in the decisions whether to relocate permanently to North Dakota, or to simply "stop in" for the oil boom. One factor, and a very important one in the development of "quality of life" for North Dakota, is the ability to demonstrate the higher levels of creativity in the visual and performing arts. Thus meeting the soft skills needs of business and industry, and enhancing the community's quality of life are the basis for the BSC Communications & Creative Arts Center capital budget request.

The vision for the BSC Communications & Creative Arts Center is a place that will have adequate performance venues for student and community activities; replace the current library with a Learning Commons that will provide a 21st century collaborative environment for student and community engagement; house vital communications faculty and classrooms; and, host community and state agencies dedicated to the same sorts of activities that develop critical thinking, communications, and creativity skills.

Bismarck State College has increased enrollments by 38% in the past ten years. Reflective of these growing needs, our March 2010 Master Plan called for the new construction of a Fine Arts Center (hereafter called "Center") and the renovation of the BSC Library. However, due to the continued deterioration of the Library, and the growing influence of technology on services previously under the purview of libraries, we believe that it is prudent to combine these two projects into one. A recent detailed structural analysis of our library using OMB preplanning funds has resulted in the need to demolish the Library and replace it with a Center that will be all inclusive.

BSC is not aware of other resources available to finance this project or alternative funding scenarios. Once the facility is operational there will likely be some minimal collections from user fees and rent which will help with the operational expenses of the facility. We have had a lot of success on campus partnering with other political subdivisions to share space and resources. This project should also provide the opportunity for a limited amount of matching funds.

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BSC does not have any unused facilities; and we think the timing is right to fund the project this biennium. The continued deterioration of the current Library is creating safety concerns that will only get worse over time. As well, the growth of Bismarck/Mandan area points toward the need for an educated and trained workforce so it is not likely that this project will diminish in scope and likely will be a much more expensive project if delayed.

Other than some deferred maintenance issues with a couple of our facilities, most of our current facility needs have been met. However, because of inadequate facility space we have had to separate our communications faculty and classrooms into two separate facilities.

The annual estimated future operating expense is \$325,400. This includes custodial and maintenance staff. This will be offset by the annual operating expense of the current library building which is \$87,400. So the net annual increase is \$238,000 which would be paid from general funds if the Legislature provides additional spending authority. If this does not occur BSC would reallocate existing general funds or use another unrestricted funding source for the operating expense.

The project will consist of 80,200 sq. ft. of academic space that will house our Theater, Visual Art and Communication programs. There are also a 1,500 seat performance hall and a 400 seat performance hall in support of the performing arts that consists of 63,800 sq. ft. The total project square footage is 144,000 with a total cost of \$40,808,000. All costs of this project have been presented, including construction, architects' fees, contingency fees, equipment, insurance, bid costs, etc. If only 80% of requested funding was provided we would likely look to eliminate the 400 seat performance hall.

We are not aware of anyone opposed to this project.

Cost Benefit Analysis

Operating efficiencies will be enhanced by co-locating all arts and communication faculty and student sections on campus. We currently provide space in three separate buildings for this program which creates communication gaps and inefficient use of classroom space and support functions.

In September 2011 BSC contracted with CWStructural to evaluate our current library building "to identify possible signs of distress in building finishes and visible areas of the building structure that may indicate structural problems." Their report identified a number of building integrity issues that required further analysis. The OMB preplanning funds allowed BSC to contract with CWStructural for the follow-up study. That study showed that expansive clay soils have caused severe movement of the building floor slabs and some movement of the exterior and interior foundations which has resulted in extensive damage to interior finishes as well as cracking and distress to the exterior building envelop and possibly the building structure. The clay soils do possess the ability to cause further distress in the form of damage to building finishes as well as movement in the floor slabs on the interior and exterior particularly near entrances and exits that has and can result in future life safety issues.

Costly repairs to the BSC Library building finishes and floors is needed but should not be conducted without mitigating future disruption due to the expansive subgrade soils. This will be very costly and evasive and therefore disruptive to the functioning of the facility as it would involve removal and replacement of the existing concrete floor slab and possibly several feet of potentially problematic subgrade soils. Some of the interior foundation elements or piers and pad footings may also need removal and replacement to realign interior structural columns. Costs to mitigate future distress to the building shell structure are roughly estimated to be as high as \$17.00 per square foot of floor area affected or repaired plus the costs of removal and replacement of the floor finishes. Once the effects of future movement due to the subgrade soils is mitigated, the building finishes can be replaced and or repaired.

This project combines two projects referenced in our last campus master plan in March of 2010. In our last master plan we identified a Fine Arts Center as new construction and Library renovation as future projects. These two projects are combined into this request as the BSC Communications & Creative Arts Center.