
CAPITAL PROJECTS DETAIL**238 ND State College of Science****Version: 2013-R02-00238**

Date: 12/07/2012**Time:** 15:36:42

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	\$ 8,511,452

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 \$1,842,500.

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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Not Applicable - This is not a new building construction request.

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Capital Project			
Football Complex Renovation			
	Total Project Cost	Request/Optional	Recommendation
	General Fund	1,350,000	1,350,000
	Federal Funds	0	0
	Special Funds	0	0
	Special Funds	1,350,000	1,350,000
	Bonding	0	0

Is this a multiennium project? No No of Biens: 1 Est. Costs 1,350,000

Future Increased Costs Associated with Project Approval							
	2013-2015	2015-2017	2017-2019		2013-2015	2015-2017	2017-2019
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 Specifications

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.

Authorize NDSCS to proceed with the \$1,350,000 renovation of the NDSCS Football Complex to be funded not less than \$400,000 from private funds, up to \$900,000 from auxiliaries and a contribution of \$50,000 from bookstore partner (Validis).

In December of 2011 NDSCS took this request in a funding change to the Budget Section Committee, it was not approved at the committee hearing. In March of 2012 NDSCS again took this request in a funding change to the Budget Section Committee and again it was not approved. We are again requesting permission to change the funding to the 2013-15 Biennium Legislative session.

Cost Benefit Analysis

Total costs are \$1.35 million and will be funded entirely with private donations.