

CAPITAL PROJECTS DETAIL

242 Valley City State University

Version: 2013-R02-00242

Date: 12/07/2012

Time: 15:37:45

Capital Project			
Vangstad Hall Renovation			
	Total Project Cost	Request/Optional	Recommendation
	General Fund	3,636,466	3,636,466
	Federal Funds	0	0
	Special Funds	0	0
	Bonding	0	0

Is this a multiennium project? No No of Biens: 1 Est. Costs 3,636,466

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					
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 Specifications

Cost Information

Total cost for the project is \$3,636,466. The construction cost of the 22,525 renovated space is \$2,828,029 or \$126 per square foot (the \$126 figure also includes changes to North Entry to make it ADA accessible). The remaining \$808,437 is estimated for the following: Architect and Engineering Fees - \$257,850; Contingency - \$293,056; Asbestos Abatement - \$40,000; Telephone and Data Equipment/Wiring - \$80,000; Furnishings and Equipment - \$115,000; and Soils Testing, Printing, Reimbursables - \$22,531.

Overview

The Vangstad Auditorium building is located at the south side of the historic campus mall and was constructed in 1907. It includes the "Circle Hall" connecting link which extends from the south end of the building, east to McFarland Hall. The north entrance faces towards the campus mall and the river beyond. The lower level and first floor of the building is currently used for general classrooms, an IVN Classroom, offices, mechanical space, campus IT space, and storage. The auditorium's main seating floor is located on the second floor and includes a balcony, historic organ and stage with a seating capacity of 818. The auditorium has historically been used for commencement as well as musical, theatrical and speaking performances.

The program for this proposed remodeling project will provide a new home for the Division of Business/Information Technology as well as a campus Learning Center to serve the educational goals of the students on campus.

The creation of a new Learning Center in the lower level will consolidate student support programs that are currently spread across campus. The current facilities and locations represent a lost opportunity due to its impact on the student learning environment. This project will consolidate these services into one convenient location that is in the heart of campus near the library, classroom buildings, campus administration, and the student center. This program is part of an initiative to enhance and support the

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campus enrollment growth goals and includes programs for on-campus students, adult students, and international students with services such as tutoring, testing, and other academic support programs.

The Business/Information Technology Division will relocate its offices from the basement of McFarland Hall to the first floor of Vangstad in order to create a strong identity for the Division on campus, consolidate the faculty offices and administrative areas, and allow for future growth. The current facilities for this Division are not adequate due to its location, appearance, and functionality. The facilities cannot compete with those provided by other institutions and represent a lost opportunity to Valley City State University in the form of lost enrollment. The new modern facilities and amenities will allow the university to attract students to the campus of Valley City State University and increase enrollment in the Business/Information Technology Division.

The Auditorium Space will continue to serve its current programs and functions for the Division of Fine Arts, theatre, student services and the campus as a whole but is in need of improvements to address deficiencies in the balcony structure, south wall and roof structure which endanger the usability of this auditorium. A study was conducted as part of the 2010 Vangstad Pre-design process which identified these structural issues.

A correction plan is in the process of being executed to repair the items that were included in the structural report. [Balcony was repaired during Summer 2010] Other issues addressed include accessibility and life safety issues, finishes such as plaster repair, painting, floor and ceiling refinishing/replacement, and seating.

There will also be improvements to the exterior of the building that include window replacement, foundation drainage and waterproofing, masonry repair, and the repair and remodeling of the North entrance. A new entry ramp and remodeling of the existing stair will provide accessibility to the lower level and provide a safe and inviting entry for the lower level and first floor. By creating this new north entry, a new accessible path will be created that can lead the public from Vangstad all the way to the new Rhoades Science Center addition.

The "Circle Hall Entry" located at the west end of McFarland Hall and south side of Vangstad Auditorium serves as the south entry point to the auditorium level, first floor and lower level of Vangstad. This entry is heavily used by students and visitors to access Vangstad as well as all of the main buildings at the heart of campus. This area is in need of accessibility improvements, improved vehicle traffic flow and pedestrian safety, an entry vestibule that allows better flow of people into the McFarland and Vangstad, and beautification to make this a focal point of campus. It is a recommendation through the Valley City State University master plan that improvements be made to this entry point through the addition of an entry vestibule and site improvements. The site improvements include upgraded and increased accessible parking, a circular drive and drop off area that allows traffic to more easily flow in and away from the Circle Hall entry, and an entry plaza to improve the appearance and usability of this entry point. Landscaping elements would be introduced in defined areas at the drop off area and entry plaza to improve the appearance and usability of this important access point to the campus of Valley City State University.

Cost Benefit Analysis

Not applicable. This is not a new building construction project.

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Capital Project

WE Osmon Fieldhouse Addition Phase II

	Request/Optional	Recommendation
Total Project Cost	4,706,837	4,706,837
General Fund	0	0
Federal Funds	0	0
Special Funds	4,706,837	4,706,837
Bonding	0	0

Is this a multiyear project? No No of Biens: 1 Est. Costs 4,706,837

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				
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 Specifications

Cost

The total cost of the project is estimated at \$4,706,837. The construction portion totals \$3,935,922 or \$176 per square foot for 22,385 square feet of space. The remaining \$770,915 nonconstruction costs are as follows: Architect & Engineering Fees - \$346,361; Contingency - \$196,796; and Furniture, Fixtures, and Equipment - \$227,758.

Overview

This portion of the facility is all new construction, focusing on the athletics needs by providing basketball lockers for men and women, trainer space, football lockers for home and visitors, relocated laundry and equipment storage, officials' lockers and athlete-specific weight training room. A multipurpose ticketing/concessions/reception area adjacent to the lobby acts a central control point. These spaces comprise 22,385 square feet of space. The spaces planning for this portion of the project was to replace the existing laundry spaces currently in the lower level of the existing building, and locate them near the new locker rooms. A public corridor will connect the new west entry to the locker and support areas. The location of the visiting team locker rooms near the new entrance allow for maximum flexibility for use by other sports as temporary locker spaces. Funding sources would primarily be generated by alumni and donor funding.

Cost Benefit Analysis

Not applicable. This is not a new building construction project.

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Capital Project			
Hillside Slope Stabilization			
	Total Project Cost	Request/Optional	Recommendation
	General Fund	0	605,800
	Federal Funds	0	505,800
	Special Funds	0	0
	Bonding	0	100,000
			0

Is this a multibiennium project? No No of Biens: 1 Est. Costs 605,800

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				
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 Specifications

A hillside south of McCarthy and Steam Plant buildings has been sliding for a number of years, but the sliding has escalated in the last 2 to 3 years. This project will stabilize the hillside and help to ensure the safety of people, buildig, vehicles, and required transportation routes on the VCSU campus.

Cost Benefit Analysis

Not applicable. This is not a new building construction project.