

CAPITAL PROJECTS DETAIL

240 MAYVILLE STATE UNIVERSITY

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Capital Project

Northwest Hall Rehabilitation

	Request/Optional	Recommendation
Total Project Cost	0	900,000
General Fund	0	0
Federal Funds	0	0
Special Funds	0	900,000
Bonding	0	0

Is this a multiyear project? No No of Biens: Est. Costs

Future Increased Costs Associated with Project Approval

	2007-2009	2009-2011	2011-2013		2007-2009	2009-2011	2011-2013
Salaries and Wages	0	0	0	FTE	.00	.00	.00
Operating Expenses	0	0	0				
Equipment > \$5,000	0	0	0	General Fund	0	0	0
IT Equipment > \$5000	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

MaSU is requesting \$3,957,000 in state bonding for a proposed project that intends to bring West Hall into compliance with current building and life safety codes, improve the working and learning environment for MSU students, faculty and staff, provide accessibility for the physically challenged and restore the exterior of an aging building that will be lost if action is not taken. The proposed design calls for changes including health and safety improvements such as emergency egress protection of horizontal corridors, doors and vertical stairs, fire/smoke alarm and fire suppression systems and new toilet facilities; new energy efficient and environmentally sound mechanical systems to comply with current standards for air quality; new electrical systems to provide drastically improved lighting, power distribution and telecommunications network; expansion of former dorm room spaces into larger spaces to accommodate 20-40 students or open office areas; an elevator to connect four occupied floor levels in compliance with the Americans with Disabilities Act; re-roof, tuck point masonry, apply sealants and chalking, restore and repaint wood surfaces and repair the main entrance "porch".

Response to SBHE Policy 902.1 (4) questions:

- Is the project consistent with the physical development master plan developed pursuant to SBHE Policy 901? Yes, West Hall improvements have been included in the campus master plans as a high priority.
- Is the project necessary because of enrollment patterns and demographic projections? The campus has limited space, and is anticipating enrollment growth. All available space is used. Larger classrooms are a priority. Space must be comfortable and usable for intended purposes.
- Is the project necessary to carry out the mission of the campus? Will it be used primarily for academic purposes? West Hall has a substantial area dedicated to the Teacher Education classrooms, offices and the area Teacher Learning Center (TLC). Activities in the facility do complement the mission of the institution and its' academic purpose.
- Is the project related to the institution's approved mission statement and the system's comprehensive plan? Maintaining a safe and comfortable campus is necessary to promote the mission of the school, and the directives in the System's comprehensive plan.

- e. Does the age and condition of the present facility or infrastructure require it to be renovated or replaced? Yes, the building was constructed in 1907, and the upper levels are not accessible. Improvements as proposed have not been made for decades.
- f. Will the project facilitate collaboration and resource sharing among units on or off campus? Yes, students, faculty, and area teachers will have an accessible, improved facility with larger classrooms and modern work space.
- g. Will the project leverage innovation and technology upgrading? Yes, a safe, modern facility will contribute to more instructional innovation techniques than will a deteriorating, out-of-date facility.
- h. Will the project result in additional costs or savings to the campus for on-going maintenance and utility costs and, if so, how much? The projects proposes ground source heating which could reduce the overall heating by approximately 7% or \$36,000 annually.