SOUTH DAKOTA BOARD OF REGENTS

Full Board

AGENDA ITEM: 3

DATE: December 15, 2015

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SUBJECT: SDSU Harding Hall Funding Proposal

SDSU requested approval of a funding plan to fully renovate Harding Hall at the December 2-3, 2015, Board meeting. The original request was to utilize a total of $7.0M of maintenance and repair funding through FY20, as well as $5.0M of local funds, for a total project cost of $12.0M. The Board item from earlier this month is attached with the details about the project. The Board was concerned about the commitment of maintenance and repair money to fully rehab a building and add new space. The Board denied the request given the concerns related to the use of the maintenance and repair money.

Since the meeting, board staff have worked with SDSU to identify the specific deferred maintenance and repair projects that will be completed as part of the building renovation and addition. Following is a summary of the maintenance and repair projects components:

Harding Hall Maintenance and Repair Accomplished with Renovations

Other than the electrical system, none of the building systems have been renovated. A description of backlogged maintenance and repair needs are included on the following pages. These maintenance and repairs would be addressed through renovation of the building. The need and scope of the individual repairs are described below with notations of the likely replacement materials and systems. The approximate value of these backlogged maintenance and repairs is $3,300,000.

The building floor to floor heights are limited and create limitations for use of renovated space, but will not provide significant impediments to use. Many of the repairs noted below will serve to modernize the building. Abatement of asbestos containing floor tile will allow

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RECOMMENDED ACTION OF THE EXECUTIVE DIRECTOR

I move to approve SDSU's Facility Program Plan to do a complete renovation and addition to Harding Hall at an estimated cost of $12,000,000. Funding for this project will include $3.3M of HEFF maintenance and repair, $5.0M of local funds, and $3.7 or more from private donations. The $5,000,000 of local funds will come from university support fees captured in the university's Strategic Investment and Risk Management funds. This commitment cannot create any internal obligations and the uncommitted cash must be maintained above 10% for all years involved.

for modernization of floor finishes. Heating system replacement will allow for walls to be insulated and finishes to be renewed. Masonry repairs plus window and door replacement will modernize the exterior appearance. Interior renovations will conceal exposed conduit and minimize the distracting appearance of the building systems in the spaces. Interior renovations will improve efficiency of space use. The replacement of mechanical systems and wall insulation will improve the energy efficiency of the building to modern standards.

Asbestos Abatement
Tank insulation – 42 sf
Pipe run insulation – 2,104 lf
Pipe fittings – 186 each
Floor tile – 15,700 sf
Exterior calking – 2,400 lf

Materials used to construct Harding Hall included a variety of asbestos containing materials. These materials are commonly found in buildings constructed in the 1950s. They include piping insulation, floor tile, mechanical equipment insulation, and exterior calking. The materials can be found throughout the building in virtually each room. Materials exposed to public access are largely non-friable. Materials within piping chases, the mechanical rooms, and perimeter utility tunnels are more friable but also in areas outside of public exposure. This material would be abated and removed prior to renovation of the building. This material impedes maintenance to heating system piping, mechanical systems, and basic remodeling projects.

Window Replacement
Dormitory windows – 90 each – 28 sf each (7'x4')
Other windows – 12 each
Total window area – 2,722 sf

The existing windows are metal angle frames that do not have a thermal break. They are all single glazed. Some windows have simple metal storm windows, but these are minimally effective. The window openings are generously sized, so windows provide generous natural lighting, but are thermally very inefficient. These would be replaced with thermally broken aluminum windows that have low emissivity double glazing.

Exterior Doors & Curtain Wall Replacement
Curtain wall system – 590 sf
The existing entrance doors and framing are primarily hollow metal. The main entrance doors would be replaced with a thermally broken aluminum door and frame with thermal glazing and aluminum entrance doors. The replacements would be more energy efficient and as durable as existing steel frames.

Accessibility

Only the bottom floor of Harding Hall can be considered accessible. The existing building does not have an elevator, which would be required to ensure accessibility. An elevator would be included as part of a renovated facility although may be constructed as an addition. Existing restrooms are not accessible due to narrow entrance doors, tight turning radii, narrow stall and room dimensions, and improper fixture mounting heights. Restrooms would be renovated to ensure accessible facilities on each floor and to reduce the number of fixtures to an appropriate count for an office building. Modifications are desirable so the main entrance to the building is also an accessible entrance. Currently, only the east entrance is accessible through the exit stair tower. Current accessibility standards would require at least two accessible entrances to the building.

Interior Doors

Number of doors – 129

The existing interior corridor and room doors are 32 inches wide, which do not meet accessibility requirements. The doors are hollow core wood doors with improper hardware. Many include vents for purposes of ventilation. To meet proper design standards, the doors, frames, and wall openings would require enlargement and modification. Renovation of the building would provide solid core doors and self-closing hardware.

Fire Sprinkler System

Gross area of building – 28,441 sf

The building was constructed without a fire sprinkler system. A renovated building would include a fire sprinkler system to meet current life safety requirements.

Inefficient Space Use

Gross area per floor – 9,480 sf

Gross area of building – 28,441 sf

The building was built as a residence hall. The use was changed in the 1980s from a dormitory to an office/classroom facility without modifications. Dormitory rooms were used as offices or classrooms and shower rooms used as restrooms. The closets and built-in casework were retained. Shower stalls were retained. Portions of the restrooms have been repurposed into office storage, custodial space, and general storage. Dayrooms were converted to classroom space or offices. Renovations would allow the building and spaces to be utilized more effectively.

Masonry Repairs and Tuckpointing

Masonry surface area – 14,553 sf

Cracks in brick masonry and parapet walls have been repaired, but are generally obvious. Some brick joints at the top of the building are eroding and encrusted with mildew common

to aged brick. The project scope would include masonry repairs, tuckpointing, and cleaning to prolong the life of the building.

Mechanical Systems, Thermal Comfort, and Energy Efficiency

The building is heated via hot water radiators. It is not cooled, except by window air conditioners in selected individual rooms. The restrooms are ventilated, and this ventilation system is the sole source for building ventilation. Existing systems remain unmodified from the time the building was constructed. Heating controls serve large floor area zones. The building envelope is thermally inefficient. Exterior walls are uninsulated, and cannot be insulated and refinished without relocating all room radiators and built-in casework.

Renovation of the building would allow the exterior walls to be insulated to contemporary standards. The mechanical systems would be replaced to provide building-wide heating and cooling with proper ventilation, and be controlled from space to space to maximize the efficiency of the systems and provide a high quality room environment.

Electrical Systems

Electrical systems have been augmented since original construction by adding exposed electrical panels and exposed conduit systems to serve technology upgrades and functional upgrades as they were needed. Components of the primary and secondary electrical systems vary in age from 10 years to 60 years old. Fire alarm systems are over 20 years old. Renovation would provide for their modernization and upgrades.

Harding Hall Revised Proposal

Completion of the project will remove at least $3.3M of deferred maintenance and repair from the backlog at SDSU. This funding would be leveraged by local funds of $5.0M and private funds of $3.7M. Under this revised proposal, HEFF maintenance and repair dollars of $1,800,000 already set aside from FY15 & FY16, and $1,500,000 from FY17 would be committed to the project. Using this approach, SDSU would not be committing money beyond FY17, nor would they be using maintenance and repair money to expand the footprint or rehab the entire building.

SOUTH DAKOTA BOARD OF REGENTS

Budget and Finance

AGENDA ITEM: 6 – V

DATE: December 2-3, 2015

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SUBJECT: South Dakota State University Harding Hall Renovation and Addition – Facility Program Plan

South Dakota State University requests approval of its Facility Program Plan to renovate and construct an addition to Harding Hall at an estimated cost of $12,000,000. SDSU's Preliminary Facility Statement for this project was approved by the Board at its April 2015 meeting.

Harding Hall was constructed in 1954 as a residence hall, but for the past 40 years, has been utilized as an academic building. SDSU sees distinct potential in reuse and upgrading Harding Hall. In order to meet the functional needs of the facility, SDSU anticipates an addition will be required to ensure full accessibility to the building. This may include an elevator, lobby, ramps and stairs to floors immediately adjacent to the grade level. Also, the addition could be utilized for mechanical space for air handling equipment as well as providing a link to the adjacent Daktronics Hall.

Currently the College of Arts and Sciences and the Economics, Sociology and Psychology departments are participating in planning to ascertain how much space each area needs. The planning services will help SDSU identify the scope of a project that would provide

(Continued)

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RECOMMENDED ACTION OF THE EXECUTIVE DIRECTOR

I move to approve SDSU's Facility Program Plan to do a complete renovation and addition to Harding Hall at a cost not to exceed $12,000,000. Funding for this project will come from $1,800,000 in accumulated FY15 & FY16 HEFF M&R funds, $1,500,000 from FY17 HEFF M&R, $1,350,000 from FY18 HEFF M&R, $1,350,000 from FY19 HEFF M&R and $1,000,000 from FY20 HEFF M&R. The remaining $5,000,000 will come from university support fees captured in the university's Strategic Investment and Risk Management funds. This commitment cannot create any internal obligations and the uncommitted cash must be maintained above 10% for all years involved. Any funds spent before received will be considered a commitment against current unrestricted non-appropriated cash and count against the 10% reserve. The project is to be added to the 2016 legislative bill package. The Board will receive an annual report of the total project cost, expenditures, fund sources, commitments and payback.

modern academic and office space, address backlogged maintenance & repair, provide accessibility, improve fire protection, and improve energy efficiency.

Harding Hall consists of 28,441 gross square feet with 16,574 net assignable square feet (nasf). The total programmed space needs for the College of Arts and Sciences as well as the Economics, Sociology and Psychology departments is 24,060 net assignable square feet. To accommodate the space needs identified, an addition of 7,486 NASF would be planned, creating an addition of approximately 12,477 gross square feet.

The estimated cost of this project will not exceed $12,000,000. The funding will come from HEFF M&R funds, other university funds and potentially private funds. This estimate includes an addition of 8,000 to 12,000 sf. Cost projections also include the scope of all maintenance, repairs, renovations, and alterations as well as contingency allowances for design and construction. The projected cost of this project is $293.00 per square foot.

Construction funding for this renovation and proposed addition will come from the following sources:

1) Utilize HEFF funding identified for use in the Wecota Annex Renovation and defer the remainder of this project. This would free up $1,800,000 from the FY15 and FY16 HEFF M&R allocations.
2) Schedule four years' worth of HEFF M&R funds for use in maintenance, repair and renovation of this project. The first year, FY17, HEFF M&R would provide $1,500,000 with $1,350,000 each year for FY18 HEFF M&R and FY19 HEFF M&R, plus an additional $1,000,000 from FY20 HEFF M&R funds. These amounts total $5,200,000.
3) The balance of $5,000,000 for the project would come from private or other university funds. The university will commit $2,500,000 out of its Strategic Reinvestment and Risk Management funds in FY17 and FY18. These dollars are controlled centrally and will not create any internal obligations. The fund source is university support fee. Any private funds raised will replace the university other funds.

Ongoing operations for utility and facility operating costs will be funded from university operating budgets. The maintenance and repair costs for this facility will be funded through HEFF.

If the Harding Hall renovation and construction of an addition is approved, this project should be added to the 2016 legislation.

Additional details related to this project can be found in SDSU's attached Facility Program Plan document, cost summary, and schematic drawings. This project is under the guidance of a building committee with Regent Morgan serving as the representative.

FACILITY PROGRAM PLAN
FOR
HARDING HALL RENOVATION AND ADDITION
SOUTH DAKOTA STATE UNIVERSITY

SDSU requests approval of this Facility Program Plan for renovation and addition to Harding Hall. SDSU requests that this project be included in legislation with other capital improvements that will be submitted by the BOR to the 2016 legislative session. SDSU requests that the revised work request be approved to allow the design of the project to continue through the design development phase.

The Preliminary Facility Statement was approved by the Board of Regents at the April 2015 meeting. A building committee was appointed and the design team of JLG Architects was selected on July 13, 2015.

a. Programmatic justification for discrete spaces

Harding Hall was constructed as a residence hall in 1954, but has been utilized as an academic building for about 40 years. Repurposed residence halls, as a rule, provide functional space for academic and administrative departments that primarily require office sized spaces, conference rooms, seminar rooms, and small individualized research labs. The typical size of a dormitory room in the building is slightly more than 160 square feet. Typically, the narrow floor plate of a traditional residence hall, corridor layout, and structural grid do not support large classrooms, science-based class/laboratories, or public assembly spaces.

The College of Arts and Sciences includes departments with space needs similar to space available in Harding Hall. The departments of Economics, Sociology, and Psychology, plus the College of Arts and Sciences are participating in the planning exercise to ascertain their space needs. JLG Architects has been tasked to develop the architectural program into a conceptual design for reuse of the building.

The planning services will help us identify the scope of a project that would provide modern academic and office space, address backlogged maintenance & repairs, provide accessibility, improve fire protection, and improve the energy efficiency of Harding Hall. Planning services will also estimate current and future space needs of these departments and help us align available space in the building with the functional needs of various departments.

SDSU and JLG Architects are examining 3 primary options for reuse of the building.

A. One - Reuse the building with no or only minimal additional space added to the facility.
B. Two - Reuse the building with necessary additional space for accomplishment of program goals, accessibility goals, and backlogged maintenance and repairs in an efficient manner that minimizes extensive modification of the existing building.
C. Three - Reuse the building with additional space to ensure the space needs of all departments are met including all other goals.

SDSU sees distinct potential in reuse and upgrading Harding Hall. SDSU anticipates that an addition will be required to meet the functional needs of the facility. An addition will be required to ensure full accessibility to the building, and may include the building elevator, lobby, ramps and stairs to floors immediately adjacent to the grade level. An addition could provide a link to Daktronics Hall and may be necessary for mechanical space for air handling equipment. It is also possible that an addition may be required to provide general classroom or large meeting space that cannot be accommodated within the footprint of the existing building. It would provide modern interactive classroom space needed by the university.

The space needs of each department and the college administrative offices are shown below. The space needs were developed in the initial planning meetings. They continue to be refined. Where common needs and spaces exist, they will be further examined and reduced for efficient space utilization. The type, number, area, and number of building modules are enumerated below for each department.

	No.	SF/space	Building Modules
Economics			
Office Space Needs			
Department Entry/Reception Area	1	240	1.5
Department Head Office	1	160	1
Academic Advisor Offices	2	120	2
Faculty Office	36	120	36
Field Specialist Office	1	240	1.5
Graduate Student Offices	5	240	7.5
Student Organization Office/Storage	1	240	1.5
Office Support	1	120	1
Classroom Support Spaces			
Small Meeting/Test Room	2	80	1
Bloomberg Terminal & Market Space	1	120	1
General Support Spaces			
Small Conference Room	3	240	4.5
Large Conference Room	1	800	5
Collaboration Space	1	240	1.5
Subtotal of Space Needs		8,800 sf	65 modules
Psychology			
Office Space Needs			
Department Entry/Reception Area	1	160	1
Department Head Office	1	160	1
Faculty Office	10	120	10
Graduate Student Offices	2	240	3
Student Organization Office/Storage	1	240	1.5
Office Support	1	120	1

Laboratory & Lab Support Spaces			
Lab Participant Waiting Space	1	100	1
Laboratories	8	120	8
Laboratories (wet lab)	2	120	2
General Support Spaces			
Seminar Room	1	600	4
Medium Conference Room	1	400	2.5
Collaboration Space	1	240	1.5
Subtotal of Space Needs		4,900 sf	36.5 modules
Sociology & Rural Studies			
Office Space Needs			
Department Entry/Reception Area	1	240	1.5
Department Head Office	1	160	1
Faculty Office	12	120	12
Data Center	1	300	2
Graduate Student Offices	4	240	6
Student Organization Office/Storage	1	240	1.5
Office Support	1	120	1
Classroom Support Spaces			
Focus Group Space	1	120	1
General Support Spaces			
Seminar Room	1	600	4
Small Conference Room	2	150	2
Medium Conference Room	1	400	2.5
Collaboration Space	1	240	1.5
Subtotal of Space Needs		5,120 sf	36 modules
College of Arts and Sciences			
Office Space Needs			
Department Entry/Reception Area	1	160	1
Dean's Office	1	160	1
Associate Dean's Office	2	160	2
Staff Office	9	120	9
Conference Room	1	400	3
Office Support	1	120	1
Subtotal of Space Needs		2,240 sf	17 modules
University Classroom Spaces			
Active Learning Classrooms (50 occ.)	2	1,500	n/a
Subtotal		3,000 sf	

Harding Hall can be readily divided into building modules of approximately 160 sf per module. At least 90 to 96 modules of space are available within the building. The departments have common needs for small conference rooms, medium conference rooms, and collaboration spaces. These are being assessed to determine how the building can be designed to provide these in a shared manner, so the space may be used to a high efficiency. Current space planning efforts are refining the space needs to determine the amount of shared space and its best functional location.

Of the rooms/spaces noted above, only the large conference room, large seminar rooms, and active learning classrooms are not suited to insertion within the modular layout of the building. These would be best suited to an addition to the building.

The total number of modules of space needed to satisfy all program requirements (minus the large spaces not suited to the existing building) will likely range between 133 and 141.5 modules of space. JLG is examining three alternative plans as described in the beginning of the report.

The building would be renovated with only a minimal addition in the first option. The departments would be matched to the available space. This is likely to result in space for 2 – 3 of the departments listed. The addition would be limited to space to ensure handicapped accessibility, mechanical support, the active learning classrooms, and any necessary large conference/seminar room.

In the second option, the building would be renovated with an addition that would provide space for 3 of the departments listed. The addition would be matched to the size necessary to support the program requirements of the selected departments. It would also provide space to ensure handicapped accessibility, mechanical support, the active learning classrooms, and any necessary large conference/seminar rooms.

In the third option, the building would be renovated with an addition that would support all 4 departments programmed. The addition would provide all necessary space to ensure program support, accessibility, mechanical support, and the active learning classrooms.

b. Gross square footage

The gross area of Harding Hall is 28,441 sf. The current net assignable floor area of the building is 16,574 sf. The total programmed space needs of the three departments, the College of Arts and Sciences and the university is 24,060 sf. To accommodate all the space needs of the university, an addition of 7,486 sf would be planned. To make appropriate allowances for conversion of the net assignable area to gross floor area, a 12,477 gsf addition would be necessary.

Following is a list of spaces that are unlikely to neatly fit within the structural module of the existing building. These spaces, in addition to 2,486 sf of programmed space would comprise the addition to the building. These include:

Active Learning Classrooms	3,000 sf
Large Seminar Rooms	1,200 sf
Large Classroom	800 sf

As noted above, there are 90 to 96 modules of available space for program purposes. The remainder of the space would be comprised of building support space for circulation, mechanical, custodial, and other common space.

c. Site Analysis

Harding Hall is on the south border of campus at the corner of Rotunda Lane and 13th Avenue, putting the building adjacent to a primary entrance to the campus. The existing building is connected to all the campus utility systems, including steam and chilled water. The mechanical room to the building is connected by walking tunnel to the central steam tunnel system. The Harding Hall utility services have been extended from the mechanical room to also serve Daktronics Hall south of Harding Hall.

The topography of the site slopes downhill from west to east, changing elevation approximately seven feet over the length of the building. The main floor of the building is only accessible by stairs from the main entrance. The exit stairway on the east end of the building is an on-grade accessible point of entry.

A small parking lot is situated between Harding Hall and Daktronics Hall. This would be removed as a part of the project. Rotunda Lane parallels the length of Harding Hall with diagonal street parking included. This diagonal street parking would be removed as part of the project. There is available replacement parking in the commuter lot south of Daktronics Hall.

d. Description of key building features

The building structure is a substantial asset. The concrete foundation, concrete building frame, and masonry shell construction are very durable and in good condition. The construction of the interior (grid of building columns and lack of interior bearing walls) provides a facility that can be readily repurposed, renovated, and repaired. The interior construction of the building is devoid of bearing walls. Interior columns are spaced in increments common to modern construction and do not impede development of modern space for the academic departments participating in the planning process.

The floor-to-floor height of the building is less than common modern construction. This is not preferable, but should not be an impediment to building reuse. Renovation of Harding Hall would rejuvenate a building that is due for modernization and at the same time, the university could address the backlog of maintenance and repairs that have accumulated over time.

The building has not received substantial renovations through its history. The original building systems and materials largely remain intact, having been maintained where needed, but not upgraded. Following is a list of maintenance and repairs that have accumulated.

1. Heating system replacement
2. Asbestos abatement (e.g. pipe insulation, tank insulation, floor tile) and replacement materials
3. Brick masonry repairs and tuckpointing
4. Roof replacement (system will reach expected life within 5 years)
5. Renovations and alterations necessary to ensure accessibility for disabled individuals

a. Modify main building entrance and one or more tertiary entrances
b. Install automatic openers on main entrance
c. Install an elevator that serves the lobby and all floors
d. Enlarge and modify door swings on all doorways to accessible requirements
e. Replace the fire detection system to provide audible messaging and visual alarms

6. Remove surface mounted electrical raceways and replace with conduit and wiring within all walls
7. Window replacement
8. Replace hollow metal entrance frames and doors with aluminum entrance and storefront framing
9. Conversion of former residence hall bathrooms to modern restrooms
10. Replace galvanized plumbing systems with modern copper or polyethylene plastic piping systems throughout building perimeter tunnels and within the building
11. Replace steam to hot water convertors and steam service piping in mechanical room
12. Modify the storm drainage on the south side of the building to improve drainage away from the building

Construction, life safety, and accessibility requirements as well as occupant expectations have changed significantly since 1970 when the building became an academic facility. Some building systems required in a contemporary new facility do not exist within Harding Hall. The following alterations and renovations would be provided to meet those requirements.

1. Air conditioning
2. Building ventilation systems
3. Fire sprinkler systems
4. Insulate the exterior building envelope to improve R-value of walls and make the building thermally efficient
5. Replace all exterior fenestration (doors & door frames, windows & window frames) to improve U-factor and reduce winter time water condensation

The variety of maintenance and repairs could be made individually. However, the piecemeal effects would not allow the building systems to operate as efficiently or in a cohesive manner. SDSU plans to renovate the entire building so program modifications and backlogged maintenance and repairs can be completed as a single project, in lieu of a phased approach.

e. Illustrative floor plans

Attached is one of the conceptual floor plans showing a revised floor plan layout and potential addition of space to meet the program needs described above.

f. Initial cost estimates

The project funding will be constrained to $12,000,000. A detailed estimate of conceptual project costs is attached as a reference tool SDSU will utilize as design phases continue for the project. The estimate relies on costs of previous and planned renovations to other campus facilities. This projection indicates that an addition of 8,000 to 12,000 sf may be achieved as part of the project.

Cost projections include the scope of all maintenance, repairs, renovations, and alterations. The project scope includes renovation work pursuant to paragraph 1c and 1d of BOR Policy 6.6 that is allowable with M & R funds for the project. The cost estimate includes contingency allowances for the design and construction phases, plus design and project management costs.

SDSU requests that a project budget of $12,000,000 be authorized for the project.

g. Impact to M&R

Based on recognized industry standards, the annual funding for maintenance and repair should be equal to 1.5-2% of the project costs or the building replacement value. The annual M&R allocation should be between $145,500 and $194,000 based on the construction cost. The current allocation of HEFF M&R funding will provide an estimated allocation of $92,900. The building is an academic facility and maintenance and repairs would be supported by HEFF.

h. Budget for ongoing operational expenses

Utility expenses are estimated at $52,000 annually. This represents only utility consumption costs, and not utility connection costs, which are included within construction costs. We do not anticipate any necessary utility upgrades to the campus utility systems as a result of this project. We do anticipate that utility costs will change. The existing building is not air conditioned, whereas the renovated facility will be, adding costs for space cooling. The anticipated additional space will be approximately 30% of the current floor area, so a commensurate change in basic utility costs will result. We do anticipate that heating costs will be reduced, as the thermal efficiency of the building envelope will improve significantly, which should largely offset any increase in the floor area. We estimate routine maintenance expenses Harding Hall to be 1.0% to 1.5% of the project costs (between $97,000 and $145,500).

Custodial services costs will change only for the amount of additional space added to the building. Since approximately half of the custodial equipment is approaching its expected service life, initial expenses to equip the building are estimated to be $19,000. The University estimates the additional floor area will require an increase of $12,000 to $15,000 per year in custodial and simple maintenance costs and 0.5 FTE.

i. Proposed funding sources for costs of

a. Construction –

The project will have a financial maximum limit. $12,000,000 would be obligated for this project. The following resources would be used to fund $7.0 million for the maintenance, repair and the associated alteration work:

1) Utilize HEFF funding identified for use in the Wecota Annex Renovation project, and defer this project. Funding available to be deferred for use renovating Harding Hall is FY15 and FY16 HEFF is $1,800,000.

2) Schedule four years' worth of HEFF M & R funds for use in maintenance, repair, and renovation of Harding Hall at $1,500,000 for one year (FY17), and $1,350,000 for two years (FY18 and FY19) and $1,000,000 for one year (FY20) ---total $5,000,000.

This would provide $7,000,000 of HEFF for project funding that will include maintenance, repair, renovation and alterations. The balance of the 12 million dollar project or $5,000,000 would be financed by USF.

b. Ongoing operations – The utility and operating costs of the facility will be funded from University operating budgets.

c. Maintenance and repair – The maintenance and repair costs for this facility will be funded through HEFF.

Harding Hall Renovations & Addition
November 2015
Project Cost Worksheet

Item	Description		Total	Notes Area		Unit Cost
	Building Renovations					
	Asbestos Abatement	$	199,087	28,441	$	7
	Demolition	$	199,087	28,441	$	7
	Site	$	85,323	28,441	$	3
	Masonry & Exterior wall modifications	$	341,292	28,441	$	12
	Exterior wall furring/Insulation	$	170,646	28,441	$	6
	Roofing	$	120,000	10,000	$	12
	Doors	$	144,000	1,200	$	120
	Windows	$	162,000	1,500	$	108
	Curtainwall/Storefront	$	32,500	500	$	65
	Finishes	$	568,820	28,441	$	20
	Specialties/Built-in casework	$	170,646	28,441	$	6
	Mech	$	1,422,050	28,441	$	50
	Elec	$	711,025	28,441	$	25
	Overhead/general conditions/insurance/profit	$	1,194,522	28,441	$	42
	New construction	$	2,430,000	9,000	$	270
	Excavation/fill/grading modifications	$	135,000			
	Allowance for sidewalk/plaza	$	30,000			
	Site utilities	$	60,000			
	Landscaping	$	40,000			
	Subtotal of Construction Costs	$	8,215,998			
	Design Contingency	$	657,280	8%		
	Construction Contingency	$	821,600	10%		
	Total of Construction Costs	$	9,694,878			
	A/E, Spec Consult & Programming fee	$	1,066,437	11%		
	LEED and Reimbursable expenses	$	145,423	1.50%		
	SDSU Project Administration	$	250,000			
	SDSU Facilities and Services	$	145,423	1.50%		
	OSE Contract Administration	$	48,474	0.50%		
	Bid advert., ext & int signs, miscellaneous	$	50,000	Allowance		
	Commissioning Fee	$	96,949	1%		
	Construction testing/borings/survey	$	48,474	0.50%		
	Public art	$	48,474	0.50%		
	CM/R Preconstruction Services	$	96,949	1.00%		
	Technology in classrooms	$	280,000	Two active learning classrooms		
	Total of Soft Costs	$	2,276,604			
	Total Project Cost	$	11,971,481			

COLOR KEY
- OFFICE
- COLLABORATION + MEETING
- RESEARCH SPACE
- CLASSROOMS
- SUPPORT
- CIRCULATION

CONF./SM MTG.
OFFICES/LABS
LOUNGE/BLOOMBERG/DATA CENTER
OFFICES
CONF./SM MTG.
CIRCULATION
CIRCULATION
OFFICES
CONF./SM MTG.
ADDITION
STAIR/BUILDING SERVICES
LOCATION OF FUTURE LINK TO DAKTRONICS HALL
ACTIVE LEARNING CLASSROOMS
ADDITION
ELEVATOR/STAIR/TOILET ROOMS/BUILDING SERVICES
NORTH WALL OF DAKTRONICS HALL

SDSU HARDING HALL

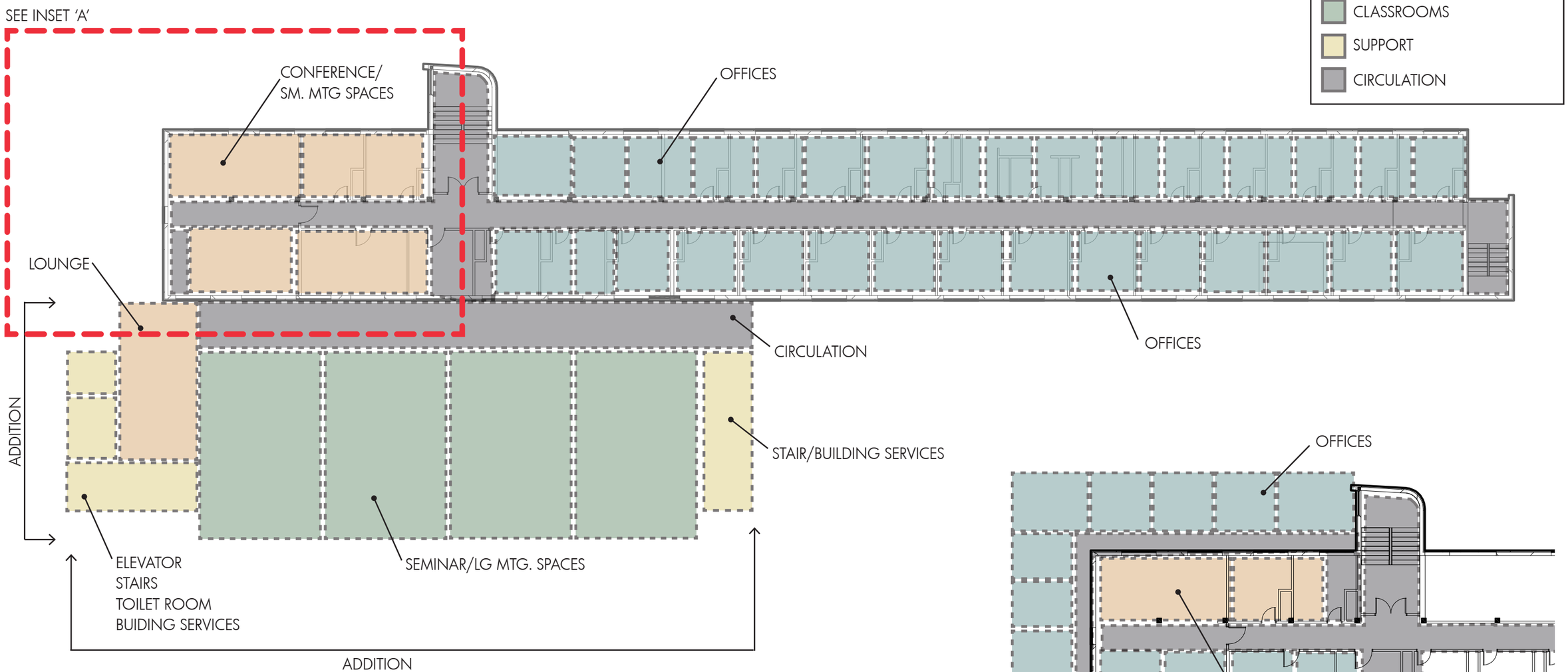
NOVEMBER 12, 2015 |

SPACE CONCEPT 2
ENTRY LEVEL PLAN
1" = 20'-0"

ADDITION: APPROX 6,000 SF X 2 LEVELS = 12,000 SF

JLG
DESIGN FOR LIFE

COLOR KEY
- OFFICE
- COLLABORATION + MEETING
- RESEARCH SPACE
- CLASSROOMS
- SUPPORT
- CIRCULATION



INSET 'A': NE CORNER

SDSU HARDING HALL

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SPACE CONCEPT 2
UPPER LEVEL PLAN
1" = 20'-0"

ADDITION: APPROX 6,000 SF X 2 LEVELS = 12,000 SF

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DESIGN FOR LIFE