

BENTZ / THOMPSON / RIETOW

ARCHITECTURE · URBAN DESIGN · PLANNING · INTERIORS

MEMORANDUM

DATE: April 26, 2016
SUBJECT: BSU Academic Learning Center
BTR No.: 1513

On Thursday, April 21, 2016, a Steering Committee meeting was held at BSU. Present at the meeting were:

Karen Snorek	BSU
Colleen Greer	BSU
Randy Westhoff	BSU
Colleen Livingston	BSU
Geri Olson	BSU
Jeff Sande	BSU
Travis Barnes	BSU
Robb Carothers	BSU
Troy Gilbertson	BSU
Jim Dillemath	BSU
Kent Dirks	MNSCU
Jeanne Qualley	AFO
Ben Newlin	Terra
Ann Voda	BTR
John Bergford	BTR

1. The general purpose of the meeting was to provide the Steering Committee with an update on progress since the last in-person meeting that was held February 4th.
2. A project scope and cost update was reviewed as follows (See also the attached "BSU Academic Learning Center & Campus Renovation Project Cost Development"):
 - a. At the time of the February 4th meeting, the design team had submitted a set of documents to Terra Construction for a "50% Design Development Pricing Update" that would provide an updated cost check on the scope of work defined during Schematic Design, including a check on the strategy identified by the design team and the Steering Committee to limit the remodeling scope to \$2 million, a level that seemed to be the minimum amount of work that could still satisfy the programmatic requirements that were verified during Schematic Design.
 - b. On approximately February 19, the cost report provided by Terra indicated that the comprehensive project was approximately \$750,000 over the \$15 million budget, mostly in the building remodels. A significant portion of the remodel cost overage came from the projected cost for the work in Clark Library, which had significant program development take place after the basic scope strategy was identified during Schematic Design.
 - c. By March 7, in response to the preliminary cost feedback, several initial steps were taken: first, the estimates were reviewed for scope consistency and intentions, which yielded approximately \$180,000 in savings; second, the exterior canopy was removed from the base scope of work for the ALC, which saved approximately \$197,000; and third, several relatively smaller items were defined as Add Alternates, which yielded another savings of approximately \$160,000 from the

base project. However, at this point the base project was still approximately \$220,000 over the \$15 million budget.

d. Between March 7 and April 14, further review of both the cost estimate and potential scope adjustments led to further scope definition as Add Alternates, yielding a total base project cost approximately \$110,000 below \$15 million. Two of the Add Alternates (#13 Auditorium Seats and #9 Bangsberg 2nd Floor Doors) were immediately reassigned to the base scope of work, bringing the projected construction cost to just under \$15 million. During the Steering Committee meeting, it was decided to adjust the Auditorium Seats allowance upward such that the total project GMP amount would be \$15 million even.

3. Following the cost development summary, the remaining Alternates (not already incorporated into the base scope) that had been established during the cost development phase were discussed as follows:

#1 Exterior Bridge:

- will be kept in the Construction Documents (CDs) as an Add Alternate and given more specific definition
- consideration will be given as to whether to apply a portion of the 1% Arts funding toward decorative railings

#2 Site Bollards:

- this alternate will not be kept as part of the CDs

#4 Portable Stage:

- will be kept in the Construction Documents (CDs) as an Add Alternate and given more specific definition

#5 Exterior Canopy:

- will be kept in the Construction Documents (CDs) as an Add Alternate and given more specific definition

#6 Sun Shades @ Curtain Wall (ALC):

- will be kept in the Construction Documents (CDs) as an Add Alternate and given more specific definition
- since it is integral to the curtain wall system, would provide architectural detail and interest to the building exterior, would serve a practical purpose in helping with daylight control and would be challenging to retrofit later, this was identified as an important alternate to maintain

#7 Modular Partitions in Clark Library 3rd Floor:

- the base scope of work now includes constructing new Technical Services offices and the Tutoring Center with standard metal stud partitions
- the Add Alternate was to construct both of these areas using modular partitions
- while there was discussion about possible advantage to constructing at least the Tutoring Center portion of the new offices on Clark 3 with modular partitions for future program flexibility, the consensus following the discussion was to eliminate this alternate as part of the CDs

#8 Bangsberg Acoustical Retrofit:

- this alternate will not be kept as part of the CDs and the work defined (plus additional work required for accreditation) will be performed using separate funds

#10 Bensen Hall 3rd Floor Scope:

- during the process of cost development, a reduced scope of work that still met the basic program for office requirements was developed and defined as the base and the original, larger scope was re-defined as an Add Alternate
- it was recognized that while the reduced scope accommodates all faculty/staff that are being relocated during the project, it does result to two programmatic reductions: a new Conference Room and a planned switch of the existing Faculty Lounge and Conference Room to provide a teaching space with a sink are not included in the reduced scope
- due to the relatively high cost of the projected cost of the larger scope Add Alternate, it was decided to modify this alternate by defining only the scope for the "Education South" portion of the floor (adding office space and a conference room) and constructing one additional office in the "Education West" portion (leaving the other offices in this area "as is")
- this modified version will be kept in the Construction Documents (CDs) as an Add Alternate and given more specific definition as needed

#11 Tech Upgrade – Sattgast:

- will be kept in the Construction Documents (CDs) as an Add Alternate and given more specific definition as needed

#11 Tech Upgrade – Bangsberg:

- will be kept in the Construction Documents (CDs) as an Add Alternate and given more specific definition as needed

#12 Deduct: Reduce Clark 3 Scope:

- during the process of cost development, a reduced scope of work that included only the build-out of the Library Technical Services offices and the Tutoring Center was defined, the reduction involving elimination of all other work proposed for the 3rd Floor
- the consensus following discussion was to not include this deduct in the CDs, since the Library is an important public and student-centered space
- the full scope as currently depicted is included in the base project cost

#13 Sattgast Hall 2nd Floor Scope:

- during the process of cost development, a reduced scope of work that still met the basic program for office requirements for the relocated Math/Computer Science faculty and the expanded Deans' Suite was developed and defined as the base and the original, larger scope was re-defined as an Add Alternate
- essentially, all offices for newly relocated faculty and staff would be repainted, but only those where new walls define new spaces would have adjustments as needed to ceilings and lights, with new flooring only where a new a space had two different types
- the Add Alternate includes new ceilings, lights and carpets in all the offices for the relocated faculty and staff
- will be kept in the Construction Documents (CDs) as an Add Alternate and given more specific definition as needed

4. Motorized blinds for the ALC classrooms were discussed. These were initially added by Addendum and subsequently deleted by Addendum, at a projected cost savings of approximately \$15,000. Following discussion, these will be kept in the Construction Documents (CDs) as an Add Alternate and given more specific definition as needed.

5. The basic construction work schedule was outlined by Ben and Travis as follows:

Bangsberg	September-November, 2016
Sattgast	November-December, 2016
Bensen	December (Winter Break), 2016 – April/May 2017
Clark	April – August, 2017
Hagg Sauer Demo	June-July, 2017
ALC	August, 2017 – June, 2018

CC: Colleen Greer, Karen Snorek, for distribution