

New Hagg-Sauer Hall
FY2016 Capital Request
August 2014

Background:

In the mid-2000's when the university master facilities plan was updated, the top three priorities that were identified for capital bonding requests were the addition and renovation of Sattgast Hall: the renovation of Memorial and Decker Halls; and the renovation of Hagg-Sauer Hall. Funding for Sattgast was received in 2006 and 2008; Memorial and Decker funding was received in 2012 and 2014; and the first funding for Hagg-Sauer was received in 2014. All of these projects needed a demolition component to work towards reducing net square footage at the university. Over this time period, the system pressure to reduce our campus footprint has increased significantly.

For Hagg-Sauer, the university requested \$1.874M in design funds in FY2014 with a plan to seek \$29.229M in construction funds in FY2016. This was for the demolition of the current Hagg-Sauer (82,000 square feet) and then rebuilding a new 78,100 square foot building.

The initial outcome was the System Office placing this project on a list for demolition only. The final outcome, following lengthy negotiations with the System Office, was an appropriation of \$1M for design work and the future demolition of Hagg Sauer Hall. The amount that was put forward for FY2016 construction for the rebuild or renovations is \$10M.

Feedback from the system on our original Hagg-Sauer request:

BSU has more academic space per student than all system universities with the exception of SMSU.

BSU has roughly 40% more space per 5-year FYE than other MnSCU institutions. BSU has 210 sq. ft. per FYE versus the residential university average of 154 and the overall system average of 145.

BSU space use is lower than all universities with the exception of SMSU.

Based on enrollment only, one could argue that BSU should be 250k-270k square feet smaller if aligned with system averages.

In addition, since our enrollment mix has shifted to a higher percentage of on-line courses, hybrid courses, and off-campus programs along with more stringent system measures of space utilization; these indicators will likely continue to work against us even further moving forward.

List of preliminary options for FY2016 with \$10M budget:

Options A-C were the options for the project when the estimated budget was ~\$30M

Option D – Complete gutting of the existing building to its structural frame. Entire basement mechanical level would be filled in and a significant portion of the existing third level would be renovated into a new mechanical room. Renovations would occur on the first and second floor. *Initial conclusion: Not viable as building footprint would not be decreased and the majority of the budget would need to be spent on mechanical and other infrastructure systems.*

Option E – Complete demolition of current Hagg-Sauer Hall would be followed by the construction of a structure on the same site that would house primarily classrooms. New construction would be approximately 28,000 square feet. Structure would be connected to Bridgeman Hall.

Option F – Complete demolition of current Hagg-Sauer Hall would be followed by the construction of a classroom only facility with underutilized portions of additional buildings being renovated for faculty offices. The facility could either be a stand-alone facility or be connected to Bridgeman Hall.

Option F.1 - Complete demolition of current Hagg-Sauer Hall would be followed by the construction of a classroom only facility (attached to Bangsberg Hall) with underutilized portions of additional buildings being renovated for faculty offices.

Option G – Complete demolition of current Hagg-Sauer Hall and extensively renovate existing academic facilities. No rebuild of Hagg-Sauer Hall.

Option H – Do Nothing

Conclusion: Not viable as building footprint would not be decreased. Over six million dollars in deferred maintenance needs have to be addressed along with indoor air quality issues. The university made the case in 2012 in detail that the current building does not meet our needs.

Potential departmental relocations:

Department and program offices currently in Hagg-Sauer will be considered for relocation to Bangsberg, Bensen, AC Clark Library, or Sattgast. Options for discussion will be presented that attempt to physically locate departments and programs where connections could be made with existing programs in those buildings.