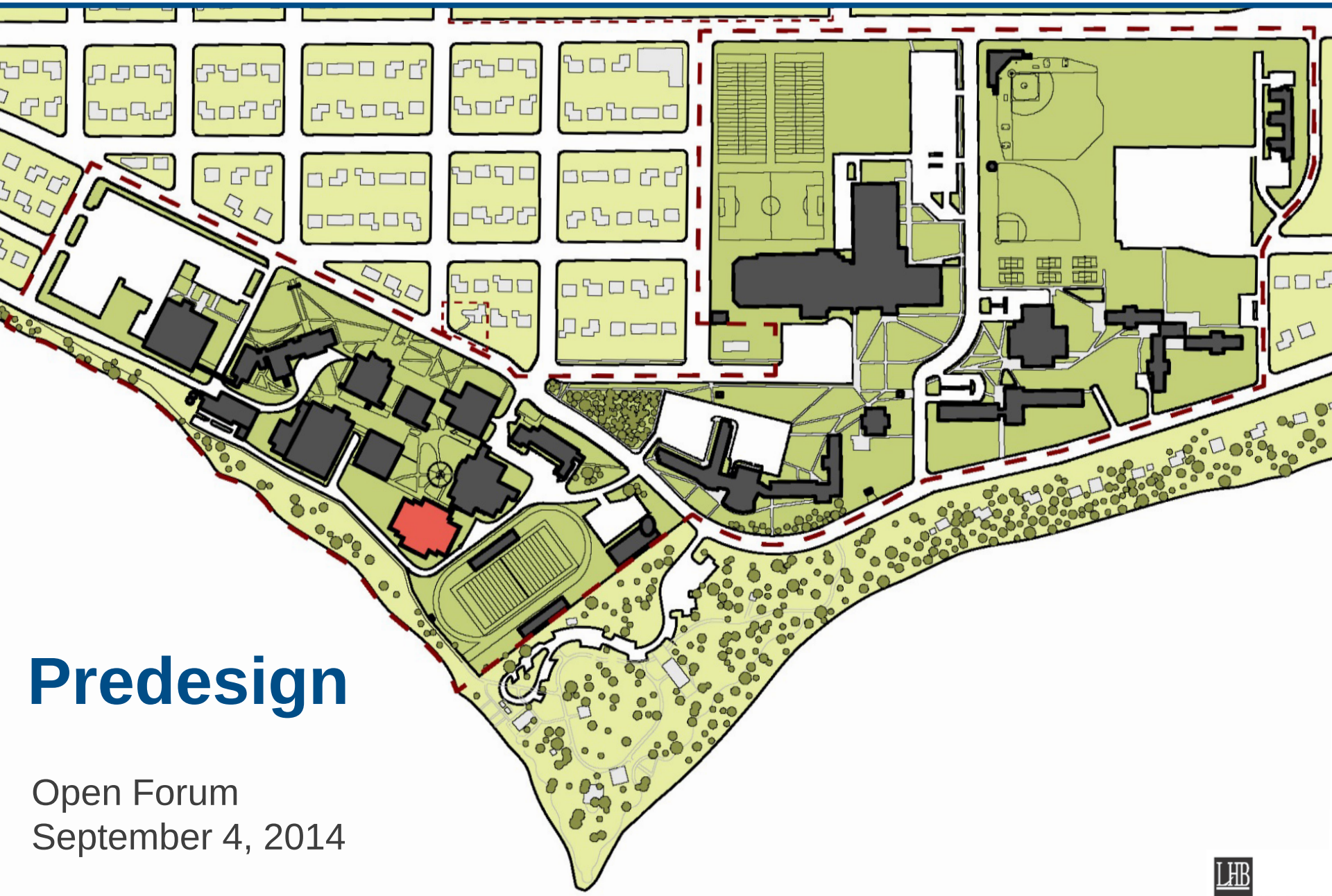
BEMIDJI STATE UNIVERSITY | New Hagg-Sauer Hall



Predesign

Open Forum
September 4, 2014

LHB
PERFORMANCE DRIVEN DESIGN.

2012 PREDESIGN

Scope

- Demolish existing 82,000 SF Hagg-Sauer
- Construct 78,100 SF classroom and learning center with faculty offices and program suites
- No renovation scheduled

Occupancy

- December 2017

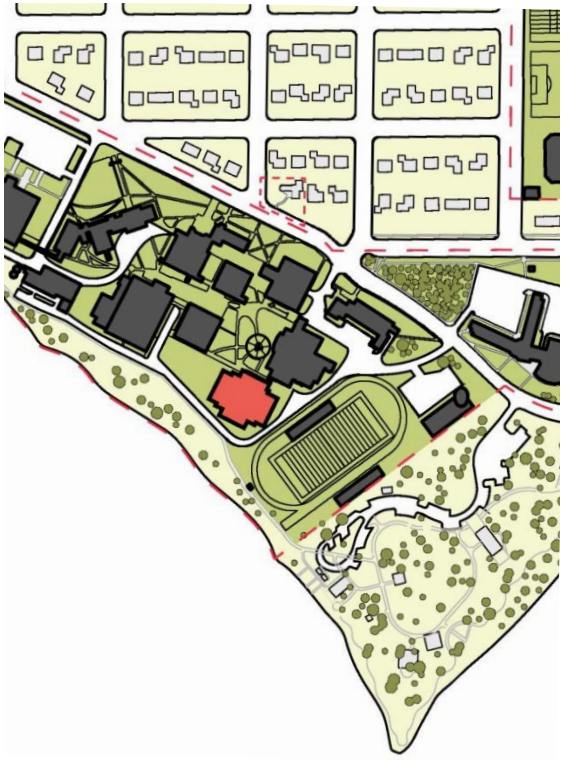
Funding

- 2014: $1,874,000
- 2016: $29,229,000 ($19,311,000 Construction); $250/SF

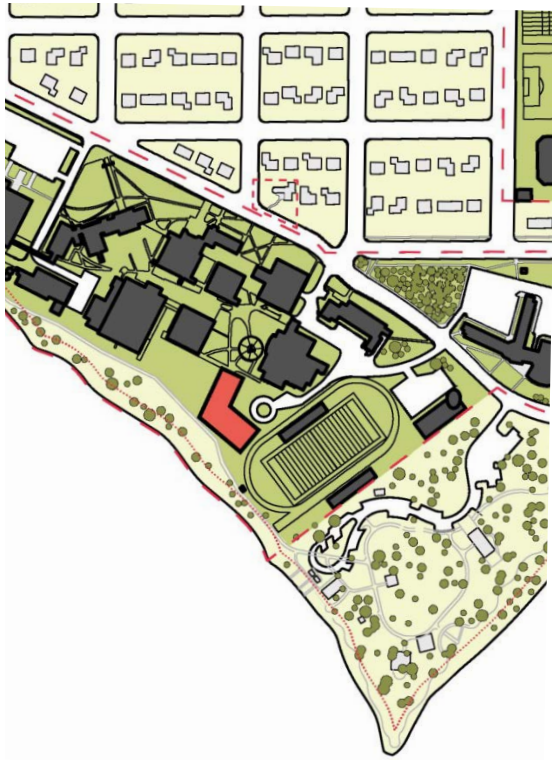
Status

- Not carried forward

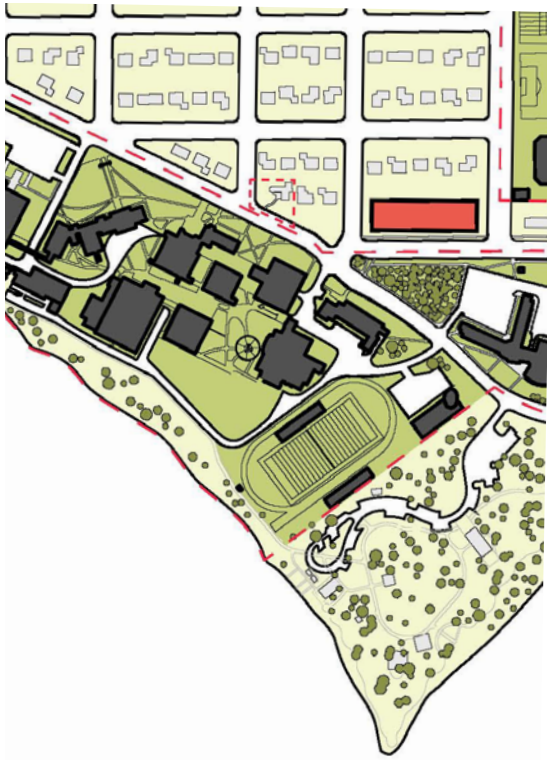
2012 PREDESIGN



Option A



Option B



Option C

MnSCU | Assessment of 2012 PreDesign

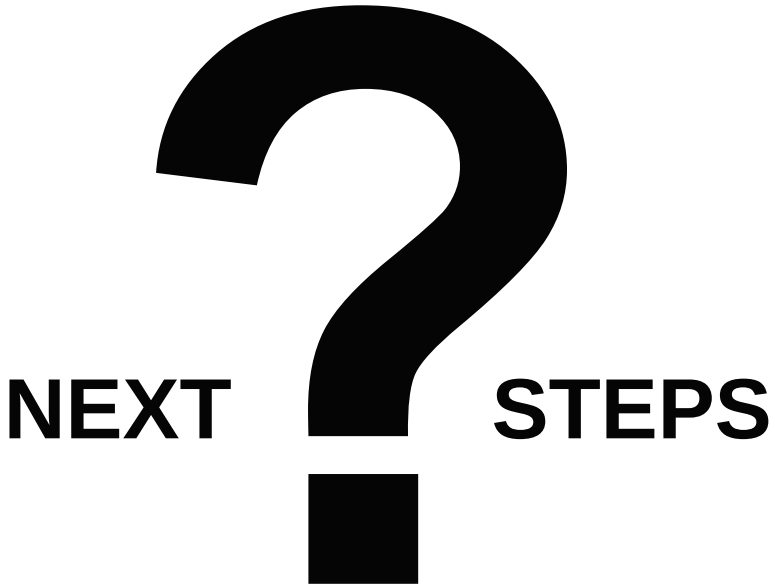
Observations

1. BSU has more academic space per FYE than all system universities except SMSU
2. BSU has roughly 40% more space per 5-year FYE than other MnSCU institutions
3. BSU space utilization = 45%; system utilization average = 57%
4. Based on FYE only, one could argue BSU should be 250,000 – 270,000 sq ft smaller if aligned with university or system averages
5. Cost of ‘excess’ space is $207,500 - $226,500 for energy alone

Recommendations

1. Follow through on demolition of Hagg-Sauer Hall to eliminate operationally and fiscally poor space
2. Accommodate displaced capacity/functions from Hagg-Sauer Hall within existing BSU campus space
3. Only, if absolutely necessary, consider a modest replacement of unique, un-replicable academic space

2016 PREDESIGN



“creative, productive, effective”

APPROPRIATIONS | Preliminary

	2014	2016
Design Fees	$750,000	
Project Management	$250,000	$240,000
Construction		$8,500,000
Building		$7,000,000*
Site		$500,000
Demolition		$250,000
Contingency		$750,000
Construction Management		$480,000
Art		$80,000
Occupancy		$700,000
Total	$1,000,000	$10,000,000

* Budget costs for new university classroom facilities ≈ $275-300/SF (approximate range)

  Thus, $7,000,000 in construction costs ≈ 23,000-25,000 GSF; Note: 2012 PreDesign equals 78,100 GSF @ $250/SF

* Budget costs for renovated university classroom facilities = $150-175/SF (approximate range)

  Thus, $7,000,000 in construction costs = 40,000-47,000 GSF

AREA SUMMARY BY PROGRAM | Preliminary

Space	ASF	#Required	SF	Total SF	#Occupants
1. Offices					
Faculty		72	110	7920	1
Shared		6	220	1320	4
2. Workrooms		6	120	720	-
3. Storage					
Small		6	110	660	-
Large		1	250	250	-
4. Conference	20	6	200	1200	8 to 10
5. Program Centers		6	225	1350	
6. Instructional Space					
Seminar	25	3	600	1800	24
Classroom-Type 1	22	7	1320	9240	60
Classroom-Type 2	20	(15) 3	2500	7500	125
Lecture Hall	16	1	4000	4000	250
Active Learning Lab	30	1	1600	1600	54
7. Tutoring Center	25	1	400	400	16
8. Computer Labs					
Small	32	(3) 1	400	400	12
Large	32	2	1000	2000	32
9. Dedicated Spaces					
Map Library		1	800	800	
Cartography		1	400	400	
Physical Geography Lab		1	400	400	
Math Library		1	200	200	
Practicum Suite					
Small	50	4	100	400	2
Large	30	1	360	360	12
10. Service Center		1	800	800	
11. Special Programs Center		1	800	800	
Total ASF				44520	
Circulation +35%			+	15582	
				60102	
Support Services +10%			+	6,012	
TOTAL				66,114	

Notes: Mechanical Penthouse= 5,000 sf +/-; Electrical/IT Service=300 sf +/-; IT closets=100 sf +/-; Distribution panels=16 sf

Support: (+/-) 20,000 GSF

Offices
Workrooms
Storage
Conference
Program Centers
Service Center

Instructional : (+/-) 46,000 GSF

Classrooms
Seminar
Lecture
Active Learning Lab
Computer labs
Dedicated
Special Programs Center
Storage
Tutoring

Space Allocation: (+/-) 66,000 GSF

2016 PREDESIGN | Option D

- Over $6 million in Hagg-Sauer deferred maintenance
- MnSCU's expectations to reduce square footage and improve space utilization
- Existing program and instructional space deficiencies
- Continued high operational costs weighted against program needs
- 2014 bonding appropriation requires Hagg-Sauer demolition

2016 PREDESIGN | Option E (Renovate Hagg-Sauer)

- Over $6 million in Hagg-Sauer deferred maintenance
- MnSCU's expectations to reduce square footage and improve space utilization
- Existing program and instructional space deficiencies
- Continued high operational costs weighted against program needs
- 2014 bonding appropriation requires Hagg-Sauer demolition

2016 PREDESIGN | Option F

- Construct approximately 23,000-25,000 GSF structure for classrooms and offices
- Complete demolition of the 82,000 SF Hagg-Sauer
- The structure would be connected to Bridgeman by a skyway or possibly as an addition
- This option will most likely not be supported by MnSCU or the legislature
  - Bonding for mostly non-academic space highly unlikely
  - Reduce square footage, but does not address underutilized space on campus
  - Does not follow the master plan
  - Does not address deferred maintenance on campus

2016 PREDESIGN | Option G

- Demolish Hagg-Sauer
- Extensively renovate approximately 40,000-46,000 GSF of existing academic facilities into faculty offices and classrooms
- MnSCU & the legislature would most likely support this concept
  - Follows intent of 2014 funding
  - Addresses asset preservation needs across campus
  - Reduces campus square footage
- Considerations:
  - What investment would really be required to achieve BSU's vision?
  - Campus disruption potentially untenable

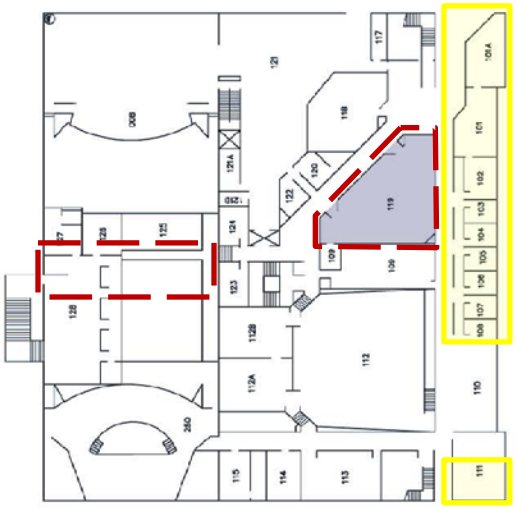
2016 PREDESIGN | Option H

- Includes the complete demolition of Hagg-Sauer
- Followed by the construction of approximately 15,000 GSF instructional facility with underutilized portions of additional buildings on campus (approximately 20,000 GSF) renovated for faculty offices and some instructional spaces
- The design will be considered both as a stand-alone facility (connected by skyway to Bridgeman Hall) or as an addition to Bridgeman Hall

2016 PREDESIGN | Option H.1

- Includes the complete demolition of Hagg-Sauer
- Followed by the construction of approximately 15,000 GSF instructional facility with underutilized portions of additional buildings on campus (approximately 20,000 GSF) renovated for faculty offices and some instructional spaces
- The design will be considered as a stand-alone facility (connected by skyway to Bangsberg Hall) or as an addition to Bangsberg Hall
- Considerations:
  - Possibly transform highly under-utilized facility
  - Bring new life to “forgotten” side of campus
  - Too far from dorms?

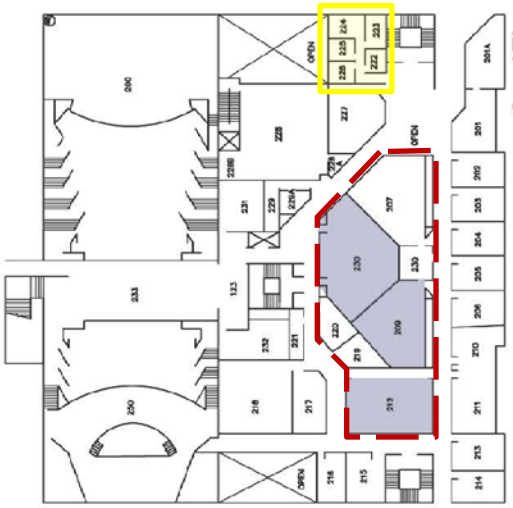
SPACE UTILIZATION PLAN | Bangsberg



First Floor

2700 SF

2900 SF



Second Floor

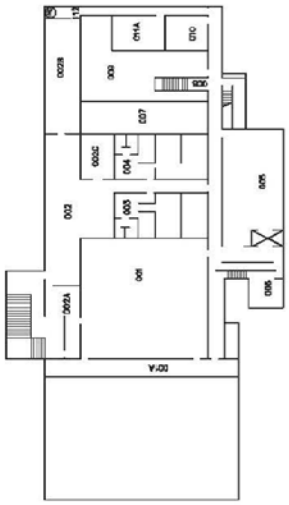
3300 SF

620 SF

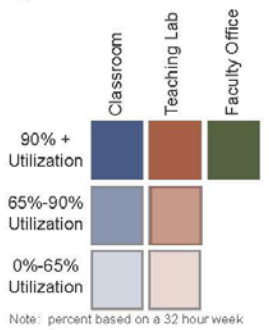
Third Floor

6600 SF

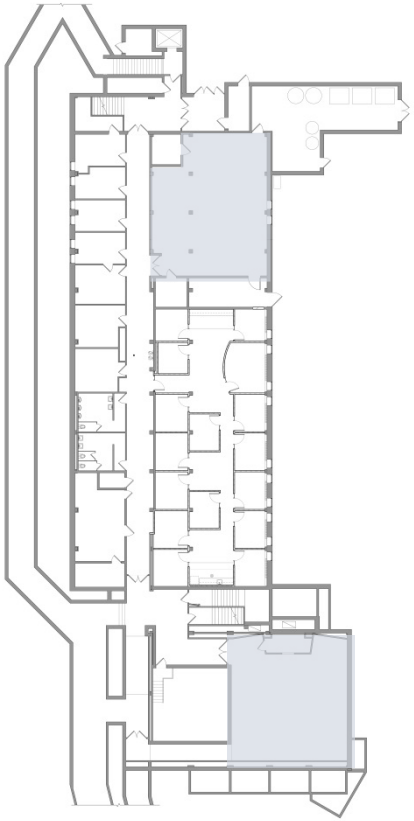
4600 SF



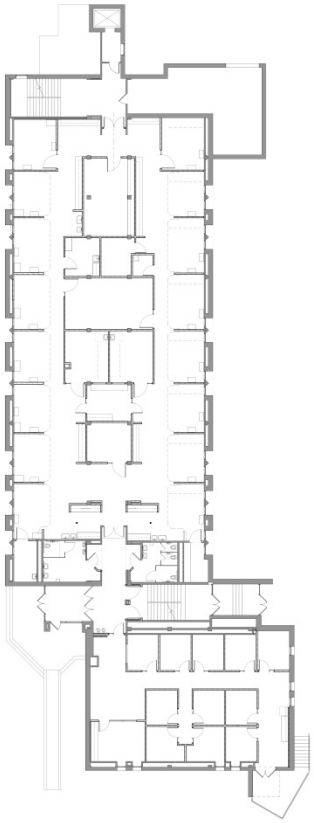
Basement Floor



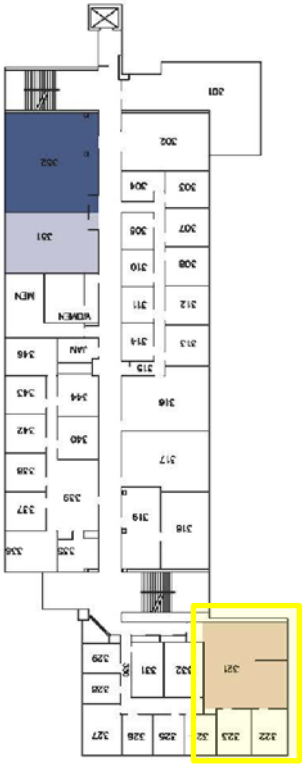
SPACE UTILIZATION PLAN | Bensen Hall



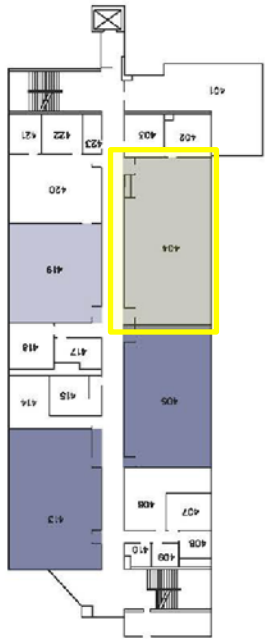
First Floor



Second Floor

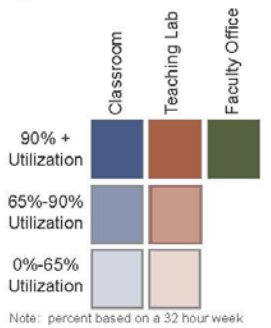


Third Floor 1100 SF



Fourth Floor

1300 SF

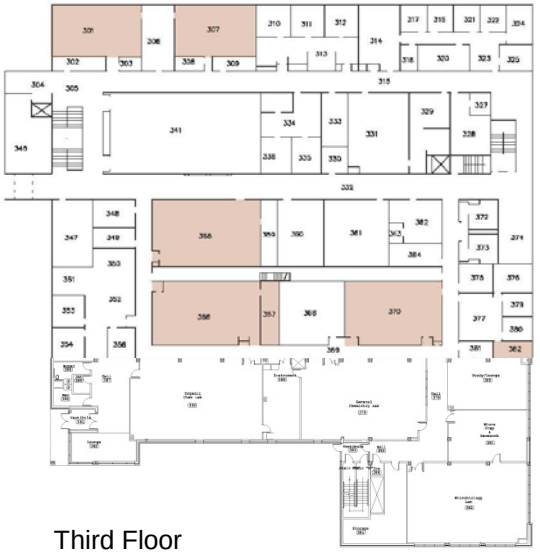


LHB PERFORMANCE DRIVEN DESIGN.

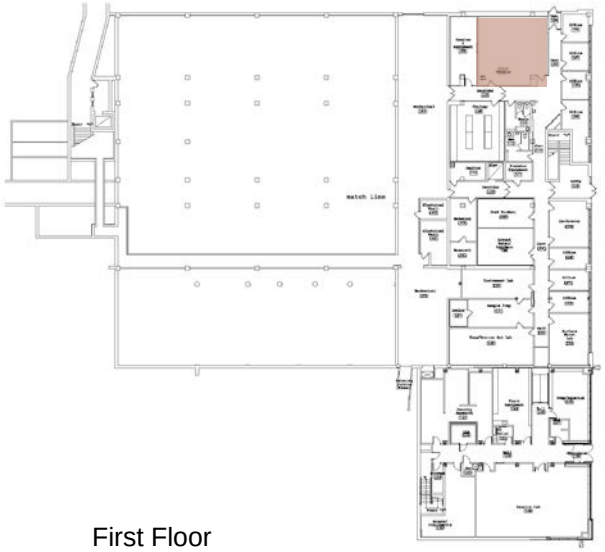
SPACE UTILIZATION PLAN | Sattgast

Second Floor

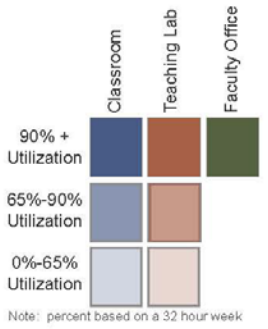
5100 SF



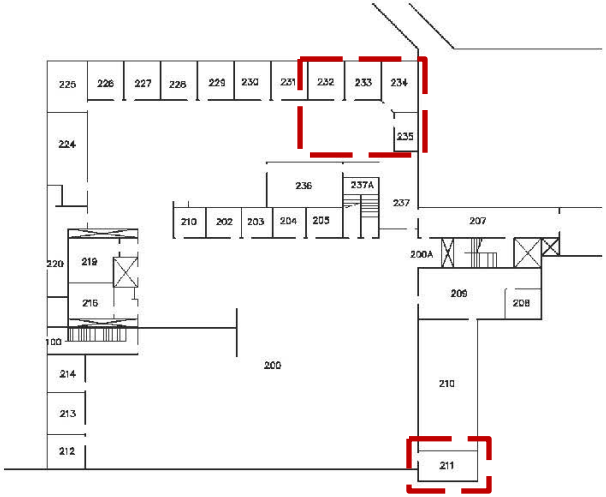
Third Floor



First Floor



SPACE UTILIZATION PLAN | A.C. Clark Library



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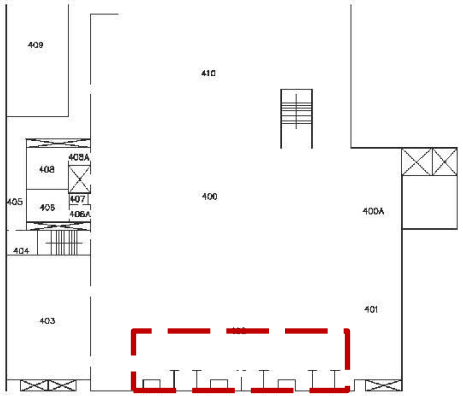
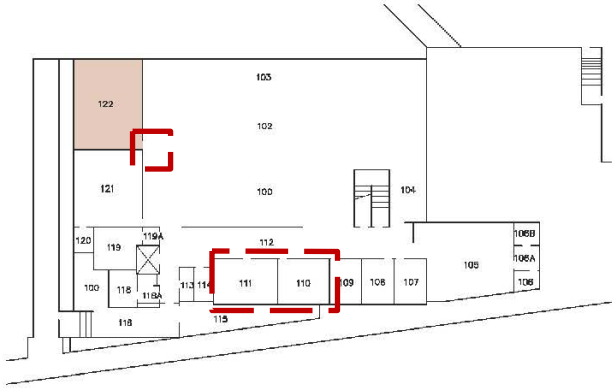
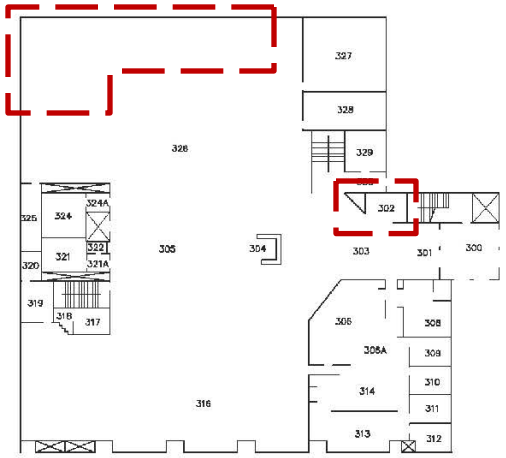


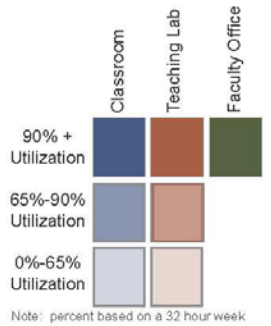
Fourth Floor



First Floor



Third Floor



2016 PREDESIGN PROGRAM LOCATION MATRIX | Preliminary

	Current	Option H/H.1	Other?
Geography	Hagg-Sauer	Bangsberg	Bensen/Library
English	Hagg-Sauer	Bangsberg	
History	Hagg-Sauer	Bangsberg	
Political Science	Hagg-Sauer	Bangsberg	Bensen/Library
Psychology	Hagg-Sauer	Bangsberg	Bensen/Library
Philosophy	Hagg-Sauer	Bangsberg	
Social Work	Hagg-Sauer	Bensen	
Sociology	Hagg-Sauer	Bangsberg	Bensen/Library
Math	Hagg-Sauer	Sattgast	
Computer Science	Hagg-Sauer	Sattgast	
Language	Hagg-Sauer	Bangsberg	

NEXT STEPS

- **Information Gathering**
  - Conduct stakeholder meetings to determine office & instructional program needs (September 17th; September 24th; October 1st)
  - Conduct ongoing steering committee meeting to consider options & determine optimal concept
- **Assessment**
  - Conduct survey of “available” space on campus
  - Study options for review by steering committee
- **Prepare Documentation/Submit for review & Approval by MnSCU**
  - Initial submittal: Early August (*Completed*)
  - Draft submittal: Mid-September
  - Final Submittal: Early October

* Note: The initial submittal is primarily a place-holder & problem statement.

BEMIDJI STATE UNIVERSITY | New Hagg-Sauer Hall

THANK YOU!

LHB PERFORMANCE DRIVEN DESIGN.