

2023 ND SENATE APPROPRIATIONS COMMITTEE

Bismarck State College Request for Additional ARPA Funding

Polytechnic Building

March 20, 2023

Polytechnic Building
2021 Cost Estimate compared to 2023 Cost Estimate

Building 88,590 GSF
Pedestrian Walkway 896 GSF

<u>Description</u>	<u>2021</u>	<u>2023</u>	<u>Increase</u>
Sitework/Earthwork	2,512,622	2,785,669	273,047
Storage Building/Nacell Tower	672,752	947,715	274,963
Existing Conditions - Demolition	60,500	67,500	7,000
Concrete	2,388,336	2,829,255	440,919
Masonry	718,938	918,147	199,209
Metals	3,100,635	4,705,836	1,605,201
Wood, Plastics, and Composites	422,579	449,924	27,345
Thermal and Moisture Protection - Roof	2,620,523	4,106,131	1,485,608
Openings	1,543,898	2,438,587	894,689
Finishes - Flooring	2,641,581	3,083,590	442,009
Furnishings and Equipment (Elevator)	1,525,710	1,919,855	394,145
Fire Suppression and Specialties/Accessories	432,369	555,505	123,136
Plumbing	995,893	1,090,712	94,819
HVAC	3,619,064	5,267,563	1,648,499
Integrated Automation	358,840	448,326	89,486
Electrical	1,544,617	2,057,146	512,529
Communications	652,660	723,355	70,695
Electronic Safety and Security	335,573	402,687	67,114
Exterior Improvements	1,104,343	1,257,698	153,355
General Conditions	1,330,942	1,363,111	32,169
Utilities/Fencing/Testing/Inspection/Etc	982,462	1,063,520	81,058
Permit/Bond/Builder Risk/Liability	353,314	526,417	173,103
Construction Fee	331,782	499,972	168,190
Architect/Structural/Civil/Soil Testing	2,254,055	2,633,201	379,146
Contingency	1,634,926	2,398,511	763,585
FFE	1,250,000	1,592,000	342,000
	<u>35,388,914</u>	<u>46,131,933</u>	<u>10,195,009</u>

2023 ND SENATE APPROPRIATIONS COMMITTEE

Minot State University Request for Additional ARPA Funding

Hartnett Hall Renovation

March 20, 2023

During the November 2021 special session, the North Dakota Legislature awarded \$25 million of ARPA funds to Minot State University for the purpose of renovating Hartnett Hall. The 50,000 square-foot building is a nearly 50-year-old academic facility home to numerous general education programs, arts, languages, humanities, communications, KMSU broadcasting, Aleshire Theatre, and used for other academic class offerings as well. Hartnett is a heavily-used academic facility, but had been overdue for refreshment and modernization and had a large backlog of deferred maintenance issues.

The \$25 million figure was requested based on an April 2020 pre-design by JLG Architects. JLG estimated the renovation to cost \$25.2 million. After the ARPA funds were awarded by the Legislature, Ackerman-Estvold Architects were awarded the final design work. McGough Construction was later selected as the Construction Manager at Risk. As can be seen in the table below, McGough initially estimated the costs based upon the Ackerman-Estvold schematic designs to be significantly higher than JLG's preliminary estimates. McGough explained that costs were significantly higher due to inflation, limited availability of certain trade contractors, and issues that were uncovered during the design process. Using an extensive process of value engineering and expense prioritization, the project scope has been trimmed to meet the \$25 million award.

	<u>4/2020</u>	<u>11/2021</u>	<u>5/2022</u>	<u>1/23</u>
	JLG Architects Preliminary Design	Awarded ARPA Funds	Ackerman-Estvold Architects Schematic Design	McGough Constr. Final Guaranteed Maximum Price
Construction Costs	19,408,400		26,711,517	21,835,798
Soft Costs	5,822,520		4,563,333	3,063,333
Total Estimate	\$25,230,920	\$25,000,000	\$31,274,850	\$24,899,131

To reduce the projected expenses, several sacrifices have been made to the project. The reduced budget for the Aleshire Theatre/Lecture Hall portion of Hartnett lost the new stage rigging, theatre lights, sound system, and theatre equipment that were initially planned. These reductions significantly reduce the functionality of the theatre space from original expectations. Additionally, the initial \$1 million Furniture, Fixtures and Equipment (FF&E) budget was stripped from the project with the potential of MSU reusing the old furnishings (currently in storage) if necessary. Building functionality was prioritized resulting in some wall and flooring finishes as well as some interior and exterior aesthetic plans being reduced in quality and scope. Signage was reduced and installation of some lesser-grade cabinetry and casework is

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University of North Dakota Request for Additional ARPA Funding

Merrifield/Twamley Hall Renovation

March 20, 2023

April 2020 Cost Estimate Compared to April 2023 Cost Estimate (36 months of inflation)

Building Divisions	Merrifield:		Increase
	1929 94,138	Year-Built Gross Square Feet (GSF)	
	April 2020	Apr-23 2023	
Preconstruction	100,000	100,000	-
General Requirements	1,794,764	2,168,885	374,121
Selective Demolition	943,842	1,871,969	928,127
Sub-Structure	16,984	619,414	602,430
Super-Structure	765,037	1,557,330	792,293
Building Envelope	2,605,057	4,388,448	1,783,391
Winter Conditions	179,362	250,763	71,401
Interior Finishes	5,746,689	8,419,765	2,673,076
Conveying Systems	190,000	282,952	92,952
Mechanical	5,315,716	7,660,155	2,344,439
Electrical/Communications/Fire Alarm	3,232,530	6,319,700	3,087,170
Earthwork/Utilities/Landscaping	2,019,133	1,860,022	(159,111)
Skyway	1,154,328	1,558,343	404,015
Permits/Insurance/CM Contingency	7,614,047	9,445,828	1,831,781
Professional Services (design, testing, etc.)	4,655,000	4,655,000	-
Fixtures/Furnishing/Equipment (FFE)	2,511,223	2,511,223	-
Design & Owner Contingency	2,516,718	2,516,718	-
	41,360,430	56,186,515	14,826,085