

**Permanent Building
Fund Requests
Fiscal Year 2010**

Lewis-Clark State College

July 2008

Lewis-Clark State College Summary of Requests FY2010

Major Capital Improvement Projects

1	<u>Renovate Talkington Hall</u> (install HVAC; upgrade electrical/lighting system, flooring, plumbing; windows, doors, safety upgrades)	\$	2,730,000
2	<u>Renovate Administration Building—Phase I</u> (Silverthorne auditorium, balcony, basement rooms—includes \$400K in Agency funds)	\$	1,100,000
Total			\$ 3,830,000

Alteration and Repair Projects

1	<u>Administration Building roof replacement</u> (project approved in FY2007, but funds reallocated to a higher priority project)	\$	194,000
2	<u>HVAC system replacements</u> (Sam Glenn Complex, Williams Conference Center, and Fine Arts Bldg)	\$	375,000
3	<u>Elevator repairs</u> (correct safety discrepancies on ten elevators inspected by Division of Building Safety)	\$	260,000
4	<u>Replace windows and doors in International Programs Bldg</u>	\$	230,000
5	<u>Replace Diesel Technology lab doors (eight doors)</u>	\$	145,000
6	<u>Pave parking lot adjacent to Industrial-Agriculture Bldg</u>	\$	260,000
7	<u>Expand Auto Mechanic Transmission Lab and Classroom</u>	\$	850,000
Total			\$ 2,314,000

Asbestos Abatement Projects

1	<u>Talkington Hall asbestos abatement</u> (in conjunction with requested renovation of building)	\$	50,000
Total		\$	50,000

Building Demolition Projects: **None**

N/A			
Total		\$	0

“ADA” Alteration and Repair Projects

1	<u>Install elevator in Talkington Hall</u> (no other ADA access to upper floors of building formerly used as dormitory)	\$	300,000
Total		\$	300,000

Underground Storage Tank Projects: **None**

N/A			
Total		\$	0

CAPITAL BUDGET REQUEST FY 2010

Capital Improvement Project Description
(New Buildings, Additions or Major Renovations)

AGENCY: Lewis-Clark State College

AGENCY PROJECT PRIORITY: 1

PROJECT DESCRIPTION/LOCATION: **Renovate Talkington Hall**

CONTACT PERSON: Chet Herbst

TELEPHONE: (208) 792-2240

PROJECT JUSTIFICATION:

(A) Concisely describe what the project is.

This project would fund basic safety upgrades (fire protection, windows, doors); electrical and lighting improvements; plumbing and flooring replacement; and HVAC installation so that this former dormitory could be used for offices for staff and permanent and adjunct faculty, meeting areas, and classrooms. Available office space on LCSC's Lewiston campus does not meet current or projected demand.

(B) What is the existing program and how will it be improved?

Talkington Hall, built in 1930 as a women's dormitory, is no longer useable as a residence hall, due to safety concerns, lack of HVAC, and decrepitude of the carpets, doors, windows, and common areas. [Students have been moved to two new residence halls, built with funds provided by private developers.] The facility is essentially vacant, and only few rooms are used as offices (using extraordinary measures to provide temporary climate control) since there is no other free space on campus. In FY2007, LCSC commissioned a private architectural firm to conduct a modernization feasibility study for the facility. The result of the analysis was a recommendation to retain and renovate the building, for a moderate investment. Renovation of the building to provide safety upgrades, modern lighting, flooring, energy efficient windows/doors, and central an HVAC system would bring 92 dorm-sized rooms and several common areas (21,866 total square feet) back into LCSC's useable office, meeting, and classroom inventory—while preserving one of the most beautiful and historic buildings on the Normal Hill campus.

(C) What will be the impact on your operating budget?

Renovation and installation of energy-efficient HVAC and lighting systems, window replacement, and door replacement will result in significant reductions in energy consumption, lowering utility expenses.

(D) What are the consequences if this project is not funded?

Without the proposed upgrades, the use of this facility will be extremely limited due to environmental and safety factors and the prohibitive cost of making temporary accommodations to provide climate control for the rooms in their current state.

ESTIMATED BUDGET:		FUNDING:	
Land	\$	PBF	\$ 2,730,000
A/E fees	\$ 273,000	General Account	
Construction	\$ 2,320,000	Agency Funds	
5% Contingency	\$ 137,000	Federal Funds	
F F & E	\$	Other	
Other			
Total	\$ 2,730,000	Total	\$ 2,730,000

Agency Head Signature: _____

Date: _____

CAPITAL BUDGET REQUEST FY 2010

Capital Improvement Project Description
(New Buildings, Additions or Major Renovations)

AGENCY: Lewis-Clark State College

AGENCY PROJECT PRIORITY: 2

PROJECT DESCRIPTION/LOCATION: **Renovate Administration Bldg—Phase I**
(auditorium and theater support areas)

CONTACT PERSON: Chet Herbst

TELEPHONE: (208) 792-2240

PROJECT JUSTIFICATION:

(A) Concisely describe what the project is.

This project would renovate the Silverthorne Theatre auditorium in the Administration Building which was constructed in 1921. The project would bring the auditorium and supporting rooms up to code and improve utilization of the area for general purpose and specialized classes.

(B) What is the existing program and how will it be improved?

This project would address current facility limitations in support of theater programs and fine arts productions on campus, while providing an upgraded large classroom space for campus. The College stages productions and rehearsals in the Administration Building auditorium which was constructed in 1921. The present scene shop and dressing room are located in the basement rooms which were not designed for that purpose, are extremely cramped, and do not meet current code requirements. The balcony of the theatre is currently not usable because the front half of the stage, which was added in the 1970s, is not visible from most of the balcony. Additionally, there are safety issues which could be addressed with a renovation of the balcony. The 1989 evaluation by the Northwest Association of Schools, Colleges, and Universities described the facilities as “deplorable.” The Associated Students of LCSC have accumulated \$400,000 in dedicated student fees for the Silverthorne Theatre project, which would supplement the requested PBF funds for the project.

(C) What will be the impact on your operating budget?

Reconfiguration of the balcony area, basement rooms, windows, and electrical and lighting upgrades would increase energy efficiency. The proposed remodeling would increase the usable capacity of what is one of the College’s few large classrooms—enabling higher capacity for the same operating costs.

(D) What are the consequences if this project is not funded?

LCSC would have to continue inefficient operations with the current configuration, with quality impacts on programs and classes delivered there, and foregoing potential access and effective use of approximately 8,430 GSF of space. Use of this facility currently is limited due to Life-Safety Code and other code issues, and the need of our students to have classrooms that meet accreditation standards. The breadth of this remodel and expansion project exceeds the normal physical maintenance capabilities of the college.

ESTIMATED BUDGET:		FUNDING:	
Land	\$	PBF	\$ 700,000
A/E fees	\$ 110,000	General Account	
Construction	\$ 935,000	Agency Funds	\$ 400,000
5% Contingency	\$ 55,000	Federal Funds	
F F & E		Other	
Other			
Total	\$ 1,100,000	Total	\$ 1,100,000

Agency Head Signature: _____

Date: _____

**CAPITAL BUDGET REQUEST
FY 2010
ALTERATION AND REPAIR PROJECTS**

AGENCY: Lewis-Clark State College

PROJECT DESCRIPTION/LOCATION	COST	PRIORITY
<p>Administration Building Roof Replacement The Administration Building roof has been determined to be in need of replacement by the DPW roof inspector. The project was approved in the 2007 round of A&R projects for FY2008; however, those funds were reallocated, with DPW permission, to complete another high-priority project that was already underway; this is a re-submittal of the previously-approved request.</p>	\$194,000	1
<p>HVAC System Replacements Three major buildings on the LCSC campus have HVAC systems in need of replacement. 1) The Sam Glenn Complex has three rooftop unit air handlers with separate gas heating and a central chiller (the chiller is being replaced under a separate DPW project). This project will replace the three rooftop units. 2) This project would also replace the failing main steam valve in the Fine Arts Building. 3) This project would also replace the rooftop HVAC unit for the Williams Conference Center.</p>	\$375,000	2
<p>Elevator Repairs Ten LCSC elevators have open discrepancies cited in the latest inspections conducted by the Division of Building Safety (DBS). These discrepancies range from leaking seals to improper shaft security. This project would correct all noted discrepancies.</p>	\$260,000	3
<p>Language Center Windows The Language Center Building is a WWII surplus hospital building that was moved to the LCSC Campus from Farragut Naval Base in 1990. The old wooden, double-hung, single-pane windows have deteriorated and are very inefficient. The wooden doors, most with single-pane glass, need to be repaired or replaced. This project would clad or replace the windows and refurbish or replace the doors throughout the building.</p>	\$230,000	4
<p>Replace Diesel Technology Lab Doors The Diesel Technology Lab in the Industrial-Agriculture Building has eight roll-up and folding doors: all eight are electrically operated, and have been in constant use since they were installed 24 years ago. Although well-maintained, all are in need of replacement because of worn tracks, stripped gears, failed safety mechanisms, decomposing seals, and other mechanical problems.</p>	\$145,000	5

<p>Pave Parking Lot Adjacent to Industrial-Agriculture Bldg The Heavy Diesel Repair program and the Collision Repair programs at LCSC share a fenced compound; about ¾ acre of the compound is unpaved. These programs are fully enrolled and traffic in the compound is continuous. This project would prepare the sub-grade, install a two-inch asphalt mat, and construct storage structure to be shared by the programs.</p>	\$260,000	6
<p>Expand Auto Mechanic Transmission Lab and Classroom The Mechanical and Technical Building is home to the Auto Mechanic program. Transmission repair is a specialized element of the program. Currently, the Transmission Lab and associated equipment are scattered throughout the M&T Building with other, unrelated equipment, and in the classroom. This project would add an approximately 4500 square foot addition to the SW corner of the M&T building Auto Mechanic area, facing 11th Avenue. The new facility would consist of a classroom and a laboratory designed to accommodate transmission test models and associated equipment.</p>	\$850,000	7

Agency Head Signature: _____

Date: _____

**CAPITAL BUDGET REQUEST
FY 2009
ASBESTOS ABATEMENT PROJECTS**

AGENCY: Lewis-Clark State College

PROJECT DESCRIPTION/LOCATION	COST	PRIORITY
Talkington Hall Asbestos Abatement This project would support LCSC's highest priority major capital project request—renovation of Talkington Hall. To accommodate this work, asbestos must be abated. The building has floor tile that contains asbestos material. Additionally, the building's heating system uses the central steam plant and most of the distribution and return pipes are insulated with asbestos-containing material.	\$50,000	1

Agency Head Signature: _____

Date: _____

**CAPITAL BUDGET REQUEST
FY 2010
"ADA" PROJECTS**

AGENCY: Lewis-Clark State College

PROJECT DESCRIPTION/LOCATION	COST	PRIORITY
New Elevator for Talkington Hall Talkington Hall was used as a women's dormitory at LCSC since its construction in 1930. [Handicapped residents were restricted to the first floor.] The decrepit facility was taken off line when new residence halls were opened in 2006, and is now slated for use as an office and general support complex. This project would install a four story elevator to provide access to handicapped students, faculty, and staff for all floors.	\$300,000	1

Agency Head Signature: _____

Date: _____

**CAPTIAL BUDGET REQUEST
SIX-YEAR PLAN FY 2010 THROUGH FY 2015
CAPITAL IMPROVEMENTS**

AGENCY: Lewis-Clark State College

PROJECT DESCRIPTION/LOCATION	FY 2010 \$	FY 2011 \$	FY 2012 \$	FY 2013 \$	FY 2014 \$	FY 2015 \$
Renovate Talkington Hall	2,730,000					
Renovate Administration Bldg (Phase I)	1,100,000					
Reconfigure Meriwether-Lewis Hall		1,750,000				
Reconfigure Old Science/Fine Arts Bldg			2,150,000			
Renovate Administration Bldg (Phase II)				3,800,000		
Renovate Spalding Hall					2,750,000	
Renovate Music Building						890,000
TOTAL	3,830,000	1,750,000	2,150,000	3,800,000	2,750,000	890,000

Agency Head Signature: _____
Date: _____