**FACILITY BID DOCUMENTS**

**FOR**

**RENOVATION OF THE 1ST & 2ND FLOORS OF**

**BERG AGRICULTURAL HALL**

**RAVEN PRECISION AGRICULTURE CENTER (PHASE 2)**

**SOUTH DAKOTA STATE UNIVERSITY**

**September 23, 2021**

**SDSU seeks building committee approval of the final plans and specifications so the project may be released for public bidding. The project is renovation of the 1st and 2nd floors of Berg Agricultural Hall, which is the last phase of the Raven Precision Agriculture Center.**

Project summary:

The Precision Agriculture Center Preliminary Facility Statement was approved by the Board of Regents in August 2015. A building committee was appointed and the design team of EAPC Architects, with the Clark Enersen Partners as laboratory design consultants, were selected to design the project. A Revised Preliminary Facility Statement was approved by the Board of Regents in December 2016. The Facility Program Plan was approved by the Board of Regents in October 2017. The scope of the project included construction of a new building and renovation of Berg Agricultural Hall. The Facility Design Plan for Renovation of the 1st and 2nd Floors of Berg Agricultural Hall was approved in December of 2020. A Revised Facility Design Plan was approved at the May 2021 meeting of the BOR.

Funding authority for this project exists through approval of the Raven Precision Agriculture Center (HB 1264 – 2018 legislative session). Spending authority of $55,000,000 was approved. The funding appropriated for the project was $46,100,000 which allowed for construction of the new building, the Raven Precision Agriculture Center. The remaining spending authority was intended for the Renovation of Berg Ag Hall.

SDSU seeks to utilize the remaining authority granted by HB 1264 to complete the renovation of the first and second floors of Berg Agricultural Hall. The Facility Design Plan presented to the BOR in December 2020 included $2,000,000 in appropriated general funds from the 2021 legislative session. This request for one-time funding was denied during the course of the legislative session. As a result, the project scope was reduced to fit available funding.

The scope of the project was reduced as described in the Revised Facility Design Plan. Plans and specifications are now complete and being reviewed by SDSU Facilities and Services and OSE. The project can now be issued for bidding. The primary reductions made include the following:

* Space that would receive significant modifications has been minimized.
* Two laboratories will be fully renovated. Two will be constructed as shell space.
* One classroom, in lieu of two, will be upgraded.
* Upgrades and refinishing exterior walls in all rooms are no longer part of the project scope.
* Office modifications will be limited to necessary building maintenance and repairs.

All space on the first and second floors will receive the essential infrastructure improvements. These include all laboratories, lab support spaces, offices, conference rooms, storage spaces, and classrooms. These modifications include:

* Heating system replacement
* Asbestos containing materials abatement
* Central system air conditioning
* Fire sprinklers
* New ceilings and upgraded lighting systems
* Enlarged doorways as needed to provide ADA access
* New vinyl composition tile floor
* Painting will be limited to new walls and patching
* Interior corridor walls will be covered with gypsum board and painted

The plans and specifications include four alternates. If the bids are favorable, and funding allows, one or more of the alternates could be awarded. The four alternates and an estimate of their construction cost is as follows:

Alternate #1 – Renovate Plant Pathology and Diagnostics Lab $ 568,037

Alternate #2 – Renovate Arboriculture Lab $ 53,356

Alternate #3 – Modify Room 164 (no construction cost increase anticipated)

Note: Alternate #3 will result in a change of use, new furnishings, and technology equipment modifications, which will increase project soft costs by approximately $50,000.

Alternate #4 – Exterior Wall Insulation $ 131,399

The estimated project cost is within the available funding. An updated summary of the project funding and project budget is shown below.

The project funding sources are summarized as follows:

Donations $ 1,000,000

HEFF (FY2018, 2019, 2021) $ 2,236,000

HEFF General (FY2020, FY2021, & FY2022) $ 4,944,159

HEFF Fee (FY2021) $ 104,000

Total $ 8,284,159

Project Estimate Summary

Construction Costs (includes 8% contingency) $ 6,396,675

Asbestos Abatement $ 165,175

Construction Costs Subtotal $ 6,561,850

Design/Professional Services $ 686,870

Construction Testing/Commissioning $ 39,371

Project Administration $ 351,058

Project Relocation Costs $ 150,000

Furnishings/Network/Technology/Signage/Equipment $ 155,000

Signage/Window Coverings/Custodial/equipment $ 50,000

Owner Contingency (~4%) $ 262,474

Non-Construction Costs Subtotal $ 1,694,774

Estimated Project Cost $ 8,256,624

The project will be issued for bids in October, and we expect to receive bids early in November. After bids are received a building committee meeting will be convened to review the bids and award the project to the lowest bidder. We anticipate construction of the project will commence at the turn of the new year.

End of report 9/23/2021