

DIXIE STATE COLLEGE
2009/10
CAPITAL DEVELOPMENT REQUEST

7/11/08

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**Capital Development Project
State Funded Request
FY 2009-10**

7/11/08

Agency/Institution: Dixie State College

Project Name: Centennial Commons Building

Agency/Institution Priority: # 1

Construction Cost Estimate: \$35,424,000

Total Project Space (Gross Square Feet) 110,170 GSF

New Space (Gross Square Feet): 110,170 GSF

Remodeled Space (GSF): **None**

Space to be Demolished (GSF): 63,061 GSF

Demolition Cost Estimate: \$ 665,500 (demolition only)

Increase in State Funded O&M and Ins.:

O&M cost: **\$820,329**

Insurance cost: **\$5000 (estimate)**

Initial Program Cost: \$100,000

This facility request is designed to provide needed space for:

- The Student Services (Replacing Whitehead Student Services Center (SSC))
- Business Services (Replacement Space SSC)
- Administration (Replacement space SSC)
- Student Commons
- The Library Addition and Information Commons
- Administrative Computing
- Continuing Education
- English/Humanities Classrooms
- Instructional Technology Support
- Music Department
- Trio
- Food Services

The architectural program, produced by VCBO Architects of Salt Lake City, has developed space analysis and cost proposals for the programs being housed or expanding into this facility. The program formalized information regarding space needs, additional program support materials and equipment, library collections and other support materials. (See Tab A, Executive Summary)

Pre-existing facilities, the Career and Financial Aid Center and Education and Family Studies buildings will be demolished and services relocated to the new or existing facilities. The Whitehead Student Service center will remain until the Commons Building is completed and the programs and services are transferred to the new Commons building. At that time the building will be vacated and demolished. The footprint where the Whitehead Building now stands is marked on the 2008 Campus Master Plan as expansion area for the existing Gardner Student Center and will require grading and landscaping.

New FTEs Required for O&M: 5.00 FTE

Operations and Maintenance will require some full time and some fractional employees to provide services. 2. FTE for Custodial services, .50 for HVAC, .25 for Preventative Maintenance, .75 for Building Maintenance, .25 for Mail/Freight, .25 for Electrical, .25 for Plumbing, .25 for Security and .5 for Services Administration.

New FTEs Required for Programs: ___ FTE and ___ FTE adjunct equivalents

The English/Humanities and Music Department are the academic programs which will occupy part of the building. New faculty and staff positions for these programs will be funded through program enrollment.

Other Sources of Funding: Dixie State College has received a commitment letter in the amount of \$1,000,000 from an anonymous donor. The full amount has been pledged to the Centennial Commons construction.

Previous State Funding: \$50,000 approved by Building Board 2006 for partial program cost. \$50,000 provided by Dixie State College for the remainder of the program cost.

Existing Facilities:

All current academic programs and support staff are now housed in existing facilities as far as the existing campus will allow. Numerous programs are limited in enrollment because of classroom size and some critical classes are being taught in other buildings, as space is available.

The buildings scheduled for demolition, the Career and Financial Aid Center at 9,745 GSF (1962), the Education and Family Studies building at 18,352 GSF (1963) and Whitehead Student Service Center at 34,964 GSF (1969) all have documented structural, electrical, mechanical and code problems and all have in the past been remodeled in an attempt to temporarily accommodate program and student support needs. Documented reviews of each building have been done for DFCM.

Project Description:

This project is a multiple-story, 110,170 estimated square foot new facility replacing three older buildings. The existing Career and Financial Aids Center, the Education and Family Studies Building and Whitehead Student Service Center will be demolished to allow for the new construction. The Whitehead building will remain in service as the new Centennial Commons

facility is constructed.

The new facility will provide for critical expansion or replacement space for multi-disciplined spaces as well as administration and student support. The new multi-use facility design and construction will bring together several departments that are currently scattered throughout campus.

The new construction will include several large classrooms, offices, library expansion, IT program support space, and administrative and student service support spaces. (See Tab # B)

Planning/Programming:

The Building Board authorized the College to proceed with a professional program in 2007 to determine and define the needs of the various administrative, academic and support areas to be housed in the facility. The Division of Facilities Construction and Management managed the programming processes. VCBO Architecture of Salt Lake City developed the space needs and construction cost estimates for the new facility. (See Tab B & C) VCBO also prepared a comprehensive Campus Master plan with a 10 year and 20 year concept. (See Tab D)

Site and Infrastructure:

The proposed site for the addition is within the space made available by the demolition of existing buildings within the confines of the main Dixie State College Campus. This 1.5 acre site (See Tab E) was determined to be well suited for the new building complex. Building in this central location will allow for the efficient use of existing tunnels for central plant heating and cooling delivery, pedestrian and parking access. All existing electrical, data, phone, water and sewer utilities are in near proximity to the facility.

The electrical systems and heating and cooling in the central plant will require a study to determine capacity to serve this new building. Initial studies in the architectural program will identify the utility requirements for this new construction and establish any infrastructure expansion needs.

Scoring Analysis for Building Board Request Evaluation Guide:

1. Existing Building Deficiencies and Life Safety Concerns. Suggested Score **5**

The primary deficiencies and safety issues addressed by this project concern the structural issues and the non-code compliant design of the Career and Financial Aid Center at 9,745 GSF (1962), Education and Family Studies building at 18,352 GSF (1963), and Whitehead Student Service Center at 34,964 GSF (1969).

The buildings have been reviewed to address code compliance, seismic and structural integrity and age related viability of the structure. All three of these buildings have review documents initiated by DFCM, and the structures are not compliant with general building, seismic, energy, safety and fire codes.

2. Essential Program Growth Requirements. Suggested Score **5**

This request is designed to provide critical space for:

- **The Student Services**

The current Student Services are also located in a building to be demolished. New more student friendly and efficient space would be incorporated into the new building. Services such as registration, cashiers services, career advisement, financial aid, counseling, public relations, cooperative education programs, wellness center and would be included in the new building.

- **The Library Addition and Information Commons**

The increasing number of 4 year baccalaureate programs has found the current library space, services and holdings not meeting minimum accreditation levels. The Information Commons space will allow for centralization of computer study space adjacent to the library, and increase the availability of computer study space for students. It will also efficiently utilize library and lab assistance employees.

To meet the next accreditation review the Library must increase in size, services and holdings. This new facility is in concept a facility that will provide the required space. As other programs grow out of the building, the library and Information aspects of the faculty will have space to continue to grow with no new construction.

- **Business Services**

All business services such as accounting, auditing, accounts payable and receivable, purchasing, payroll and others are now in the SSC building planned for demolition. As in other operations located in the SSC these will be relocated to the new Commons structure.

- **Humanities Classrooms**

The humanities classrooms are currently located in the 19,800 GSF McDonald building constructed in 1968. This building houses History, Languages, Psychology, Sociology and other liberal arts curriculum. To meet the demand the classes are now in competition for the use classrooms in other buildings across campus. This severely limits the class offerings and delays the students' ability to gain the general education requirements. Additional space in this new complex will provide more multi-use classroom space for expansion of the existing programs.

- **Administration (Replacement space SSC)**

All administrative functions currently in the SSC Building would be housed in the new Commons Building. The Human Resources Department which is currently located in the existing Administration Building would also be moved to the Commons Building. Human Resources would then be centrally located, and would be located with Business Services. These two departments work together daily, and having them centrally located would be time saving and create a better working relationship. This move would also create expansion areas for the other Administration departments.

- **Serve the Economic Development of the Region**

Dixie State College is the primary provider of higher education in Washington and Kane

Counties. The local communities require an increasing number of trained College Graduates. With the increased population, business and industry to the local communities, the need for College graduates validates and supports the requested additional facilities.

3. Cost Effectiveness.

Suggested Score 4

Dixie State College is an institution that is in midst of a major transformation. The College, situated in Washington County, Utah, will need to keep pace with one of the fastest growing communities in the nation. This community will demand highly trained professionals to stimulate the economy, and will expect Dixie State to provide those professionals. The College will require strategic planning and foresight to accommodate the changes the institution will need to make over the next decade.

The shared space between computer information technology and the library will give our students the latest research tools, and provide a technology based environment that a student of this era demands.

The building will bring together many services that are currently scattered throughout campus. The student will be able to apply for financial aid, pay for tuition, get counseling, talk to the business office and even do their homework in one student friendly location.

4. Improved Program Effectiveness and/or Capacity.

Suggested Score 4

The current location of the English and Humanities Program is the McDonald Center. This building is also used for many other functions, and is one of the most utilized buildings on campus. The new 4-year bachelor degree in this discipline requires additional space for the upper division students to collaborate and excel.

The music department is also expanding and needs some specialized practice rooms, classrooms and office space. With this new building being located beside the existing Eccles Fine Arts Center, the music students will all be in the same general area, and the current synergy between students and faculty will remain strong.

All of the College academic programs utilize the Library and Computer Center. The extended library space along with open computer labs will support all of the academic programs on campus.

5. Support to Critical State Programs and Initiatives.

Suggested Score 5

The State of Utah recognizes the need to encourage economic development and has enlisted higher education to help in this goal. Dixie State College must enroll new students and keep them through graduation. To do this, Dixie must attract new students by providing them with the latest in technology in the College Library and Computer Center. Students will be able to carry out their business needs as well as study for classes. This project will help provide a quality College education for a growing population in Utah's Washington and Kane counties.

6. Alternative Funding Sources.

Suggested Score 5

Dixie State College has received a commitment letter in the amount of \$1,000,000 from an anonymous donor. The full amount has been pledged to the Centennial Commons construction.

Photographs and Maps:

See tabbed attachments.

Tab A Program Executive Summary

Tab B Space Summary

Tab C Construction Cost Estimate

Tab D College 10 & 20 Yr. Master Plans

Tab E New Facility Site Plan