

April 25, 2012

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## Remodeling of Singular/Trusler Residence Hall - ESU

### Project Background

- Renovation of Morse Hall has been on the long term plan for several years.
- Morse renovation was estimated at \$8.0 - \$12 million in the ESU FY 2014 plan.
- Subsequent planning for this FY 2014 project reveals a very costly renovation.
- Many believe replacement would be more appropriate, given renovation costs.
- Analysis of Singular/Trusler reveals options for converting rooms to suites.
- Remodeling of Singular/Trusler could be accomplished for \$5.3 million.
- Singular/Trusler is a part of the larger Towers Complex, upon which bonded debt exists thru 2026.
- Project authorization by 2012 Legislature would allow partial occupancy, fall 2013.
- Authorization in 2013 would delay occupancy until fall 2014.

### Project Description

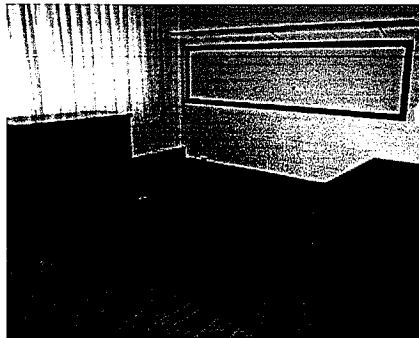
- Complete upgrade of mechanical, electrical and plumbing systems.
- Upgrade of fire alarm systems and installation of fire suppression systems.
- Replacing 126 double occupancy rooms having congregate restrooms/showers with 51 suites having individual shower/restroom facilities.
- Reroofing and environmental abatement necessary in both buildings.
- Gross costs \$93.05 per sq. ft. (Note: compares to \$203 per sq. ft. new construction).
- Project would be financed from Residence Hall Funds and Restricted Fee Funds.
- Trusler renovation scheduled during FY 2013. Singular renovation during FY 2014.

### Requests of Joint Committee on State Building Construction

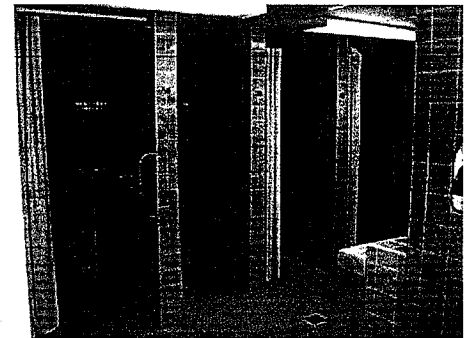
- Request approval to advertise and interview for professional planning services.
- Request project approval, with planning expenditures to begin during FY 2012.
- Project construction to occur during FY 2013 and FY 2014 from Restricted Funds.



Singular/Trusler Front Entrance



Typical Double Occupancy Rooms

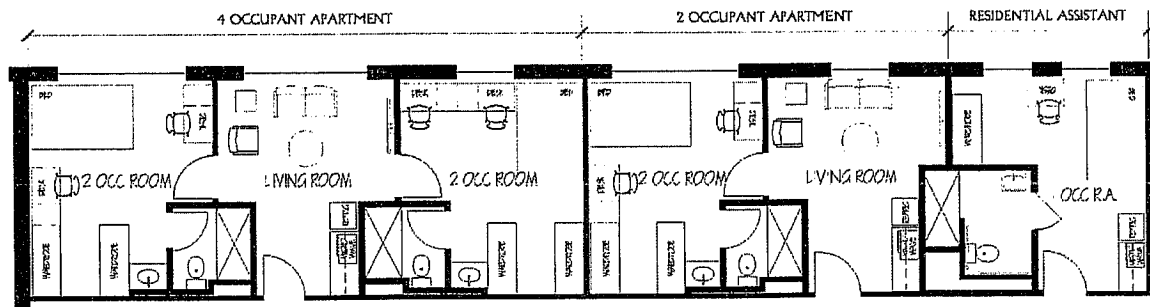


Typical Congregate Showers

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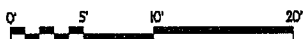
## Estimated Project Costs

<b>Construction Cost</b>	
Renovation of Trusler from 71 rooms to 30 suites	\$ 525,000
Renovation of Singular from 55 rooms to 21 suites	425,000
Mechanical, Electrical, and Plumbing Upgrade	1,600,000
Fire Detection and Suppression Upgrade	450,000
Demolition for Renovation and MEP Upgrades	350,000
Subtotal Construction	\$ 3,350,000
<b>Professional Fees</b>	
Engineering/Architectural	\$ 265,000
Fire Protection Engineering	40,000
Subtotal Professional Fees	\$ 305,000
<b>Other Project Costs</b>	
Asbestos Abatement	\$ 600,000
Roof Replacement	300,000
Fixtures and Furnishings	500,000
Miscellaneous Costs, Fees, and Contingency	284,750
Subtotal Other	\$ 1,684,750
<b>GRAND TOTAL</b>	<b>\$ 5,339,750</b>



TRUSLER & SINGULAR HALLS  
 TYPICAL SUITES

1/8" = 1'-0"



Proposed Suite Style Configuration

