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Sheridan Coliseum: Letter, from Dale Johansen, to the Joint Committee on State Building Construction

Dale Johansen

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Fort Hays State University

Hays, Kansas 67601

November 26, 1985

TO: Joint Committee on State Building Construction

FROM: Dale Johansen

INFORMATION ON SHERIDAN COLISEUM

A. Architects: Mann and Company, Hutchinson, Kansas
PROJECT ARCHITECT: Harry R. Rutledge

B. Funding Proposal Approved by the Board of Regents

	<u>Prior Years</u>	<u>FY 86</u>	<u>FY 87</u>	<u>FY 88</u>	<u>FY 89</u>
<u>State Funds</u>	\$100,000	--	\$760,000	\$1,891,200	\$1,260,800
<u>Private Funds</u>	--	\$250,000	\$540,000	\$ 626,000	\$ 584,000

Our original proposal was for a two-year construction contract. The Board of Regents, after reviewing the estimated EBF funds available and considering other building projects in the Regents system presently under construction, recommended and approved the three-year construction program.

C. The Sheridan Coliseum budget, approved by the Board of Regents, is as follows:

Construction	\$4,935,000
Fees & Administration	468,000
Movable Equipment	100,000
Contingency	425,000
Miscellaneous	84,000
	<u>\$6,012,000</u>

D. Three-year Building Plan

FY 87 SUMMARY

- A. Interior Demolition
- B. Rough in Plumbing, Electrical, and Mechanical Systems
- C. New Utility Entrance
- D. Reroofing
- E. Replace Windows

989-04-26

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FY 88 SUMMARY

- A. General Construction
- B. Stage Construction
- C. Theatre Construction
- D. Elevators and Misc.

FY 89 SUMMARY

- A. Theatre Equipment
- B. Seating
- C. Final Finishing

E. Contingency Plans

1. Planning Contingency:

The initial budget request submitted in 1982 estimated total construction costs to be \$4,211,000. Following completion of the concept design stage in December, 1984, the construction estimate was revised to \$4,935,000, or approximately 17% more. This revision was based on the recommendation of our associate architects, Mann & Co., submitted to and approved by the Board of Regents in May, 1985.

2. Inflation Factor:

The associate architects are using an inflation factor of 6%. The factor is arrived at by using national statistics published by the Department of Commerce, and construction industry cost indices such as those prepared by Engineering News Record and other similar publications. The inflation factor is applied to the construction amount only. Other budget items such as fees and equipment are based on either known costs (i.e., the Architects fees are fixed at the time they are hired) or market conditions for equipment.

3. Construction Contingency:

The construction contingency for this project is set at 8%, or \$425,000. Usually 5% is adequate for new construction projects, but it is our feeling that a remodeling project has so many more possible "unknown" conditions that 8% is a reasonable estimate.

Joint Committee on State Building Construction

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F. Square Footage (net)

Performing Arts Center	28,000
Student Services Area	22,960
General	<u>15,000</u>
	<u>65,960</u>

G. Seating Capacity of the Performing Arts Center

Approximately 1200, including the balcony

H. Proposed Timetable for Completion of Construction Documents

September 4, 1985	Review 80% Design Development Plans with FHSU President's Cabinet
September 30, 1985	Review Final Design Development Documents
December 2, 1985	Review 30% Stage of Construction Documents Phase
February 17, 1986	Review 60% Stage of Construction Documents Phase
May 12, 1986	Review 100% Stage of Construction Document Phase