



**BOISE STATE  
UNIVERSITY**

Permanent Building Fund  
Major Capital Projects Requests  
FY 2020

Priority #	Title	Budget Request
1	Science Laboratory Building	\$10,000,000
2	New Academic Building (SPS)	\$20,000,000
3	Capital Renewal Projects	\$10,000,000

**OFFICE OF THE STATE BOARD OF EDUCATION**

**MAJOR CAPITAL  
PROJECT SUMMARY  
FY2020**

**Project Title:** Construction for Science Laboratory Building

**Institution/Agency:** Boise State University

**Brief Description:** Boise State continues to experience increased demand for classes and programs with laboratory-based instruction. Predominantly focused on the natural and applied sciences, these laboratories call for highly specific and dedicated environmental controls. The requested funds will support a new laboratory facility providing teaching and/or research labs focusing on chemistry and biological sciences.

**Project Scope:** 16,000 – 22,000 NASF 25,000 – 34,000 GSF

**Estimated Total Cost:** \$15,000,000

**Date Approved by State Board of Education:**

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*Source of Construction Funds (by fund source and amount):*

**Total Project Cost**

<b><u>Fund Source</u></b>	<b><u>Amount</u></b>
Permanent Building Fund	\$10,000,000
University Funds & Private Donations	\$5,000,000

**Previous Appropriations**

<b><u>Fund Source</u></b>	<b><u>Amount</u></b>
N/A	N/A

**Budget Year Request**

<b><u>Fund Source</u></b>	<b><u>Amount</u></b>
Permanent Building Fund	\$10,000,000

## **1. PROJECT DESCRIPTION AND JUSTIFICATION**

The proposed building will act as an extension of Boise State's Biology and Chemistry programs, departments within the College of Arts and Sciences. These programs currently operate primarily out of the Science Building, a four-story facility constructed in 1977. Some labs are also housed in the Multi-Purpose Classroom (MPC) Building. The Science Building has been modified numerous times throughout its history in an effort to maintain pedagogical best practices, respond to University growth, and comply with facility safety requirements. In its current state, the Science Building continues to require several physical plant improvements, life/safety alterations, and classroom/laboratory improvements that will provide a cutting-edge academic and research environment.

After several years of growth and transformative change at Boise State, the university is currently facing high demand for campus space. Of around 5 million square feet of assignable space, about 5,000 square feet is available — about one-tenth of one percent. Growth in STEM programs in the physical sciences as well as engineering creates the need for additional lower division teaching labs, especially those focused on biology, chemistry and physics. In addition, there is an increased demand for research spaces in these disciplines.

The proposed new Laboratory Building is identified on the 2015 Campus Master Plan and is intended to help meet the demand for teaching and research labs. At this time, it is represented by a "liner" building on the north façade of the Brady Garage and matching the facility's height. With 16,000 – 22,000 net assignable square feet (NASF), approximately 10-12 teaching and/or research labs could be provided in the facility. Labs would likely be focused on chemistry or biology. However, the labs could be used accommodate other STEM programs, such as Engineering Health Sciences and Physics. This building would likely provide space to accommodate departmental growth for the next 5-8 years.

This facility will help achieve two of Boise State's Strategic Plan goals: 1) Create a signature high-quality educational experience for all students; 2) Gain distinction as a doctoral research university.

## **2. PROJECT COMPONENTS**

As envisioned, a new laboratory building will house teaching and/or research labs, prep areas, an instrumentation lab and informal student learning areas. Academic and research biology greenhouses would be installed on the roof of the new building to allow for access from the top floor of the garage. With a focus on instruction and research, there will be limited drop-in style spaces for faculty and graduate assistants and as a result, the building's program would not include typical enclosed faculty offices. This will maximize the total number of labs created by the project.

For life/safety compliance, each floor and laboratory will serve a dedicated purpose based on study topic and materials used. For example, labs using hazardous materials will be located on the ground floor, eliminating risks associated with using hazardous materials on upper levels. The facility will operate independently from the Brady Street Garage, with its own ingress and egress, as well as vertical circulation. In addition to the laboratory areas, the facility will also include lab preparation areas, an instrumentation room, informal learning areas for students, restrooms and other common areas.

### **3. ALTERNATIVES**

Alternatives include converting existing classrooms into teaching and/or research labs. Any classrooms will have to be taken offline or re-created elsewhere as appropriate swing space is not available on campus. Retrofitting classrooms into laboratories is costly, will require infrastructure improvements, and work would have to be done in a piecemeal fashion to limit the impact on facility occupants. The most likely building for classroom conversions to laboratories is the Multi-Purpose Classroom (MPC) building.

### **4. VACATED SPACES**

The new Laboratory Building will help mitigate existing and some future demand. As such, minimal spaces will be vacated. Existing laboratories in the Science Building will retain their laboratory functions and will be repurposed/ upgraded to accommodate new research.

**OFFICE OF THE STATE BOARD OF EDUCATION**

**MAJOR CAPITAL  
PROJECT SUMMARY  
FY2020**

**Project Title:** Construction for  
New Academic Building

**Institution/Agency:** Boise State University

**Brief Description:** Boise State’s School of Public Service (SPS) includes seven distinct programs, as well as numerous centers and institutes. SPS is currently located in various Boise State facilities and leased spaces, and accounts for roughly 20,000 assignable square feet. Due to program growth and an increasing need for colocation, a new facility for SPS is warranted. The requested funds will support the construction of a new academic facility that accommodates current SPS programs and provides space for anticipated future growth. In addition, the facility will include general assignment classrooms to alleviate high demand across campus.

**Project Scope:** 48,000 – 56,000 NASF 80,000 – 100,000 GSF

**Estimated Total Cost:** \$25,000,000 – \$30,000,000

**Date Approved by State Board of Education:**

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*Source of Construction Funds (by fund source and amount):*

**Total Project Cost**

<b><u>Fund Source</u></b>	<b><u>Amount</u></b>
Permanent Building Fund	\$20,000,000
University Funds and Private Donations	\$10,000,000

**Previous Appropriations**

<b><u>Fund Source</u></b>	<b><u>Amount</u></b>
N/A	N/A

**Budget Year Request**

<b><u>Fund Source</u></b>	<b><u>Amount</u></b>
Permanent Building Fund	\$20,000,000

## **1. PROJECT DESCRIPTION AND JUSTIFICATION**

After several years of growth and transformative change at Boise State, the university is currently facing high demand for campus space. Of around 5 million square feet of assignable space, about 5,000 square feet is available — about one-tenth of one percent. SPS has added additional programs, faculty and staff during this time, most recently with the addition of a PhD program and undergraduate programs in Urban Studies, Global Studies and Environmental Studies. Additional academic programs include Criminal Justice, Military Science, Political Science and Public Policy and Administration. As SPS has grown, space constraints have forced new programs into locations scattered across campus. The proposed project will enable the construction of a new academic facility, one that collocates existing programs and provides capacity for future growth within SPS.

The new academic facility will be located along Capitol Boulevard and University Drive at the primary western entrance to Boise State's campus. The proposed site is adjacent to the Micron Business and Economics Building, emphasizing the equal importance of public and private sector fields of learning. A four to five-story building, with at least 80,000-100,000 square feet is warranted.

## **2. PROJECT COMPONENTS**

Programmatically, SPS primarily requires general purpose classroom space of small, medium and large format. Offices for faculty would also be included. The Environmental Studies program will require some laboratory space for teaching and research, but limited when compared to buildings with scientific research as the primary focus. In other words, a new SPS facility represents a fairly straightforward program for an academic building. The assignable space requirement for SPS - including circulation and growth - is roughly 35,000 asf, or, a gross area of approximately 50,000.

Capitol Village currently occupies the proposed site, a collection of buildings formerly used for private retail. Boise State acquired Capitol Village in 2004 and has renovated the buildings for administrative and academic units. Potentially, four of the six buildings require demolition to provide a new building site. These four buildings represent roughly 22,000 gross square feet, and the program for the new academic facility includes replacing this impacted space.

Combined, the SPS need and impacted Capitol Village space is roughly 72,000 gsf. However, the proposed project would provide 80,000-100,000 gsf to accommodate and allow for additional program growth and/or collocations of academic and administrative functions that align with the SPS mission.

The site is situated along a short section of Boise Avenue that the Campus Master Plan suggests removing. This section of Boise Avenue contributes to significant traffic delays and ingress/egress complications. The project scope includes removal

of this problematic Boise Avenue segment so the facility can be prominently situated along Capitol Boulevard.

### **3. ALTERNATIVES**

There are two alternatives for SPS. One is the continuation of current conditions, where SPS's various programs, centers and institutes are scattered throughout campus and in leased space(s) in downtown Boise. This approach limits SPS's growth opportunities and creates a number of collaboration and curriculum barriers. There is very limited space available on Boise State's campus to allow for any additional growth within SPS.

The other alternative is leasing commercial space large enough to accommodate all, or most, of SPS. There are a number of properties in downtown Boise with adequate space, but lease rates are high and SPS would prefer to be collocated in a facility near the campus. Any leased space would require extensive tenant improvements to satisfy SPS's academic programming needs, a cost that is difficult to forecast until a suitable space is identified.

### **4. VACATED SPACES**

SPS currently has space in the following facilities:

#### Environmental Research Building

- Public Policy and Administration
- Dean's Office (partial)
- Environmental Finance Center
- Frank Church Center
- Political Science

#### Taco Bell Arena

- Military Science

#### BoDo (Downtown)

- Andrus Center

#### Education Building

- Dean's Office

With construction of a new building, these spaces would be vacated and repurposed for new functions.

**OFFICE OF THE STATE BOARD OF EDUCATION**

**MAJOR CAPITAL  
PROJECT SUMMARY  
FY2020**

**Project Title:** Capital Renewal Projects

**Institution/Agency:** Boise State University

**Brief Description:** Boise State has a number of facilities in need of major capital renewal. To date, the process of updating aging buildings has focused on specific small-scale projects and systems upgrades. Comprehensive renewals, to essentially reset the clock on these facilities, have not occurred. Liberal Arts, Campus School and the Hemingway Building are primary candidates for capital renewal. Each building will see a portion of their current occupancy shift to the Center for Fine Arts, once construction is complete. As such, an opportunity exists renew the facilities (or a portion thereof) with greatly reduced disturbances to campus operations.

**Project Scope:** 43,000 – 45,000 NASF 50,000 – 52,000 GSF

**Estimated Total Cost:** \$14,125,000

**Date Approved by State Board of Education:**

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*Source of Construction Funds (by fund source and amount):*

**Total Project Cost**

<b><u>Fund Source</u></b>	<b><u>Amount</u></b>
Permanent Building Fund	\$10,000,000
University Funds and Private Donations	\$4,125,000

**Previous Appropriations**

<b><u>Fund Source</u></b>	<b><u>Amount</u></b>
N/A	N/A

**Budget Year Request**

<b><u>Fund Source</u></b>	<b><u>Amount</u></b>
Permanent Building Fund	\$10,000,000

## 1. PROJECT DESCRIPTION AND JUSTIFICATION

This project focuses on significantly renewing three of Boise State's aging facilities: Liberal Arts, Campus School and Hemingway. All three facilities will see a portion of their current occupancy transition to the Center for Fine Arts. As such, renewing and/or upgrading the facilities prior to re-occupancy is a strategic opportunity. Each facility requires a combination of space renovations and system upgrades.

After several years of growth and transformative change at Boise State, the university is currently facing high demand for campus space. Of around 5 million square feet of assignable space, about 5,000 square feet is available — about one-tenth of one percent. Completing these capital renewals will enable Boise State to better utilize facilities into the future, with modern amenities and efficient systems. The extent of capital renewal will ultimately dictate the success and variety of re-occupancy options.

## 2. PROJECT COMPONENTS

### **Liberal Arts**

Ceramics, sculpture, metalwork and photographic studies will move to Center for Fine Arts once complete. This accounts for nearly 20,000 assignable square feet. Replacement occupants are identified, but capital renewal should occur prior to re-occupancy. Funding would renovate these spaces so they are able to satisfy general classroom purposes, and/or faculty office space. In addition, Liberal Arts is in need of a new roof, a main air handler and a 4-pipe heating and cooling system.

Renewed areas in Liberal Arts would be used for academic functions.

### **Campus School**

This facility was constructed as an elementary school in 1953, and over the years, painting and drawing studios were created in the classrooms. This building is in need of many upgrades to accommodate administrative and/or academic space. In addition to general space renovations, the facility has no central HVAC system, plumbing and electrical systems are inadequate, extensive window and door replacement is needed, and IT infrastructure is out-of-date.

Renewed areas in Campus School would either be used for academic functions or for student services (e.g., Financial Aid, Registrar's Office, and Student Financial Services).

### **Hemingway Building**

The Hemingway Western Studies Center is one of campus's original buildings, built in 1940. Varieties of uses have occurred, including the university's original assembly hall. The main gallery space will transition to the Center for Fine Arts and a comprehensive renewal opportunity exists. Boise State would like to return the facility to its historic purpose as an events venue. In addition to space upgrades and

infrastructure improvements, the major building component needing replacement is the roof. This is a slate tile roof, and due to the building's historic preservation, will need to be replaced with a like material.

Renewed areas in the Hemingway Building would be used for academic functions, including an academics-focused events space.

### **3. ALTERNATIVES**

Without major capital renewal funds, facility needs will continue to compete with Boise State's Alteration and Repair projects. This means our ability to renew aging buildings will be less effective, and push many projects further away in time. Ultimately, this deferral approach costs more, creates space utilization challenges, and complicates ongoing maintenance and operations.

### **4. VACATED SPACES**

It is unlikely that these capital renewal projects will vacate space elsewhere. Instead, they will ensure that Boise State facilities – regardless of era – continue to provide high quality space for students and faculty, and that buildings run safely and efficiently with current technologies.