

SOUTH DAKOTA BOARD OF REGENTS

Budget and Finance

AGENDA ITEM: 7 – K
DATE: March 29-30, 2023

SUBJECT

USD South Dakota Union Renovation Facility Design Plan (FDP)

CONTROLLING STATUTE, RULE, OR POLICY

[SDCL § 5-14-1](#) – Classification of Capital Improvements

[SDCL § 5-14-2](#) – Supervision by Bureau of Administration of Capital Improvement
Projects – Payment of Appropriated Funds

[SDCL § 5-14-3](#) – Preparation of Plans and Specifications for Capital Improvements –
State Building Committees – Approval by Board or Commission in Charge of
Institution

[BOR Policy 6:4](#) – Capital Improvements

[BOR Policy 6:6](#) – Maintenance and Repair

BACKGROUND / DISCUSSION

The University of South Dakota (USD) requests approval of the Facility Design Plan (FDP) for the South Dakota Union Renovation. The South Dakota Union Renovation Preliminary Facility Statement (PFS) and the Facility Program Plan (FPP) were approved by the Board of Regents at the December 2022 meeting with an overall project cost of \$6,800,000.

The South Dakota Union building has not had any major renovations since it was originally built in 1930. South Dakota Union is home to USD’s Psychology department and is approximately 35,256 square feet. The renovation on the South Dakota Union building will completely renovate all four (4) floors of the building. The renovation will consist of a complete overhaul of all interior spaces, exterior windows, doors, framing, finishes, fire protection, plumbing, HVAC, and electrical systems.

On February 15, 2023, the Building Committee met and approved the Facility Design Plan with a total project cost of \$6,800,000 based on the breakdown below. The plans and specifications for this project are complete and this project is proceeding to bidding.

(Continued)

DRAFT MOTION 20230329_7-K:

I move to approve the University of South Dakota’s Facility Design Plan for the South Dakota Union Renovation at a cost not to exceed \$6,800,000, to be funded by the sources identified in this item.

USD South Dakota Union Renovation Facility Design Plan (FD)

March 29-30, 2023

Page 2 of 2

Total Estimate of Probable Construction Costs	\$5,900,000
A/V & IT Allowance	\$350,000
A&E Fees	\$302,000
Commissioning	\$35,200
OSE Fees / USD Fees	\$120,000
Owner's Contingency	\$92,800
Project Total	\$6,800,000

With the additional General Fund M&R allocation received as part of HB1049 during the 2023 legislative session, the source of funding for the South Dakota Union Renovation will consist of \$3,400,000 in one-time State funding and \$3,400,000 in HEFF and General Fund M&R.

ATTACHMENTS

Attachment I – USD South Dakota Union Renovation Facility Design Plan (FDP)

FACILITY DESIGN PLAN

South Dakota Union Renovation

THE UNIVERSITY OF SOUTH DAKOTA

Introduction:

The Facility Program Plan for the South Dakota Union Renovation was approved by the board in December 2022.

Originally built in 1930, the South Dakota Union has gone without any major renovations. The building is approx. 35,256 square feet and currently houses the Psychology department. The building is in dire need of a major renovation. The windows, exterior doors, plumbing, mechanical and electrical systems are not energy efficient and are extremely old and outdated. There is limited ADA accessibility into the building and also within the building. The finishes throughout the building are outdated and in need of replacement. The building currently doesn't have a fire protection system and the existing fire alarm system is no longer supported.

The proposed renovation of the South Dakota Union building will completely renovate all four (4) floors of the building. The renovation will be a complete overhaul of all interior spaces, exterior windows, doors, framing, finishes, fire protection, plumbing, HVAC, and electrical systems. The new materials and systems will provide more energy efficiency to the building. This renovation will provide the space, accessibility, and energy efficiency needed for all students, faculty, staff, and the public who frequently utilize the building. The building will house clinic, classrooms, research spaces, offices, conference rooms, and restrooms on each floor. These improvements will provide a safer facility for students, staff, faculty, and visitors to the USD campus.

a. Architectural, mechanical, and electrical schematic design:

The renovation will include full demolition and reconstruction of all four levels plus the basement of the existing SD Union building. The renovation will include demolition, new secondary stair/egress pathway from all four floors above grade, new steel stud walls, insulation, blocking, finished drywall, doors/frames/hardware, aluminum windows and entrances, finished drywall, ceramic tile, acoustical ceilings, carpet, vinyl base, paint, toilet partitions, toilet accessories, ADA accessibility upgrades, casework/countertops, fire sprinkler system, plumbing piping and fixture upgrades, HVAC upgrades, and electrical upgrades.

Mechanical systems:

The project will remove existing steam radiators and window A/C units and install new packaged HVAC system, which includes all new ductwork, fans, split systems, VAV's, unit heaters, boiler, water heaters, pumps, and plumbing piping and fixtures.

Electrical systems:

The project will incorporate new electrical service, fire alarm system, LED lighting throughout, wiring, switches/outlets, occupancy sensors, electrical panels, breakers, security camera's, IT data cabling, and card access systems.

b. Changes from Facility Program Plan:

None

c. Impact to existing building or campus-wide heating/cooling/electrical systems:

The SD Union interior renovation will not affect the campus-wide heating system as it will utilize its own heating source and won't be tied to the campus steam system. The project will affect the overall heating and cooling costs for the campus, but due to more efficient equipment, USD is expecting these costs to be minimal. The electrical systems will incorporate LED lighting, occupancy sensors, etc. making the electrical systems more efficient and therefore USD is anticipating these costs to remain the same or improve.

d. Total project cost estimate:

The overall South Dakota Renovation project cost is \$6,800,000. The following presents the breakdown of the cost estimate.

Total Estimate Of Probable Construction Costs	\$5,900,000
A/V & IT Allowance	\$350,000
A & E Fees	\$302,000
Commissioning	\$35,200
OSE Fees / USD Fees	\$120,000
Owner's Contingency:	\$92,800
PROJECT TOTAL	\$6,800,000

(i) Source of funding for the South Dakota Union is outlined below:

- i. \$6,800,000 in HEFF M&R
OR
- ii. \$3,400,000 in one-time State funding
\$3,400,000 in HEFF M&R.

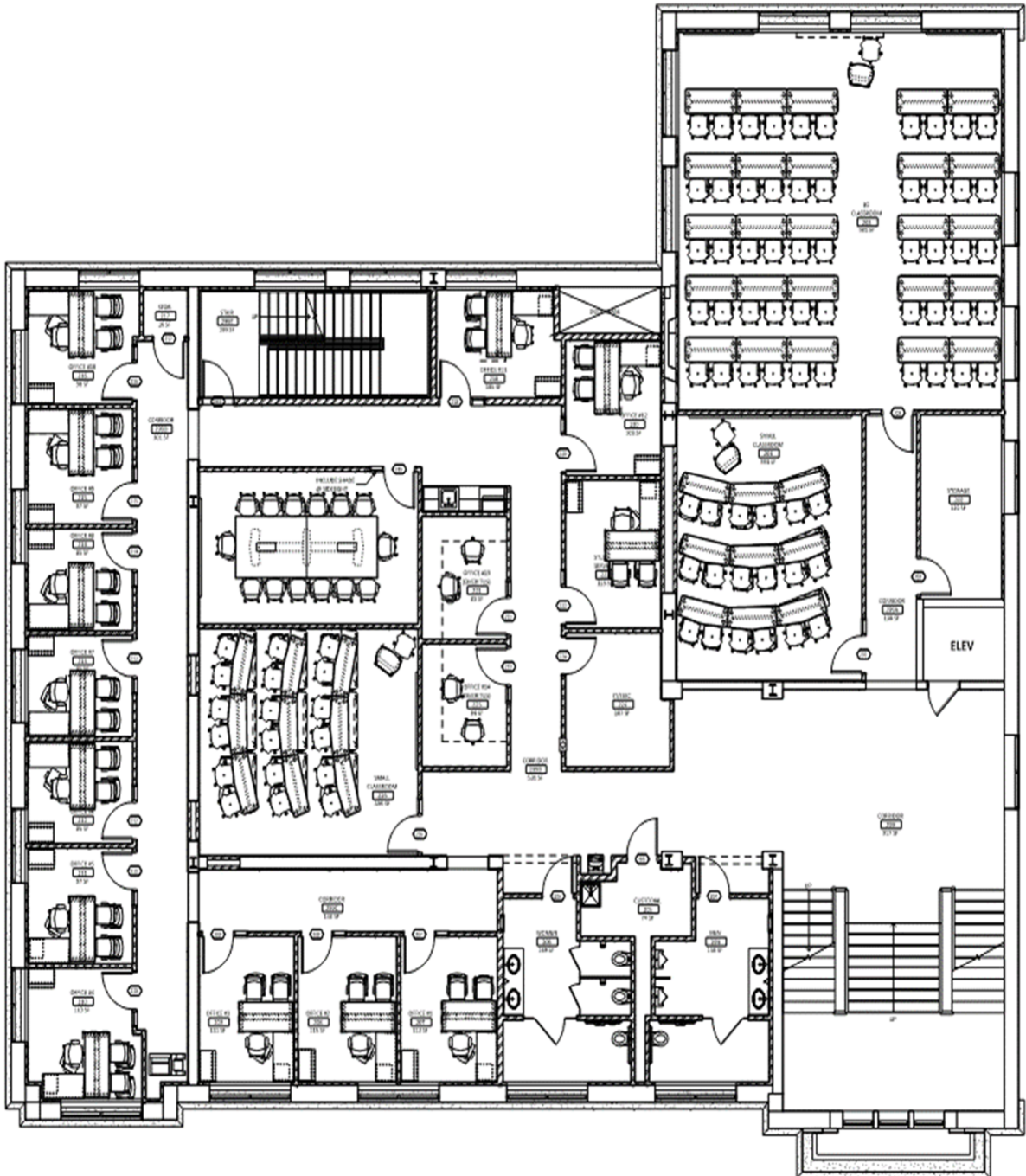
e. Changes from cost estimate for operational or M&R expenses:

There are no changes from Facility Program Plan

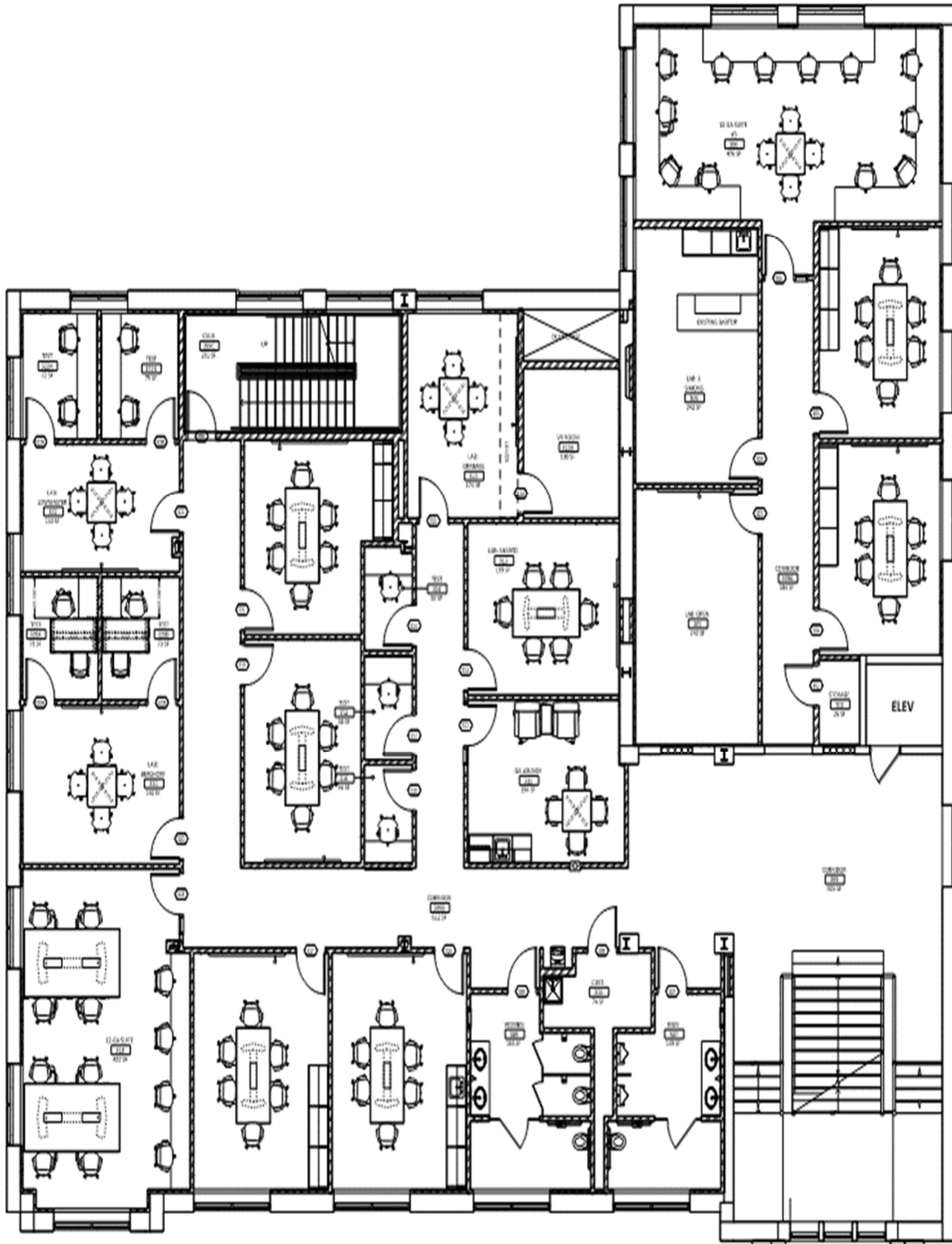
Attachments:

AERIAL PHOTO OF SITE:

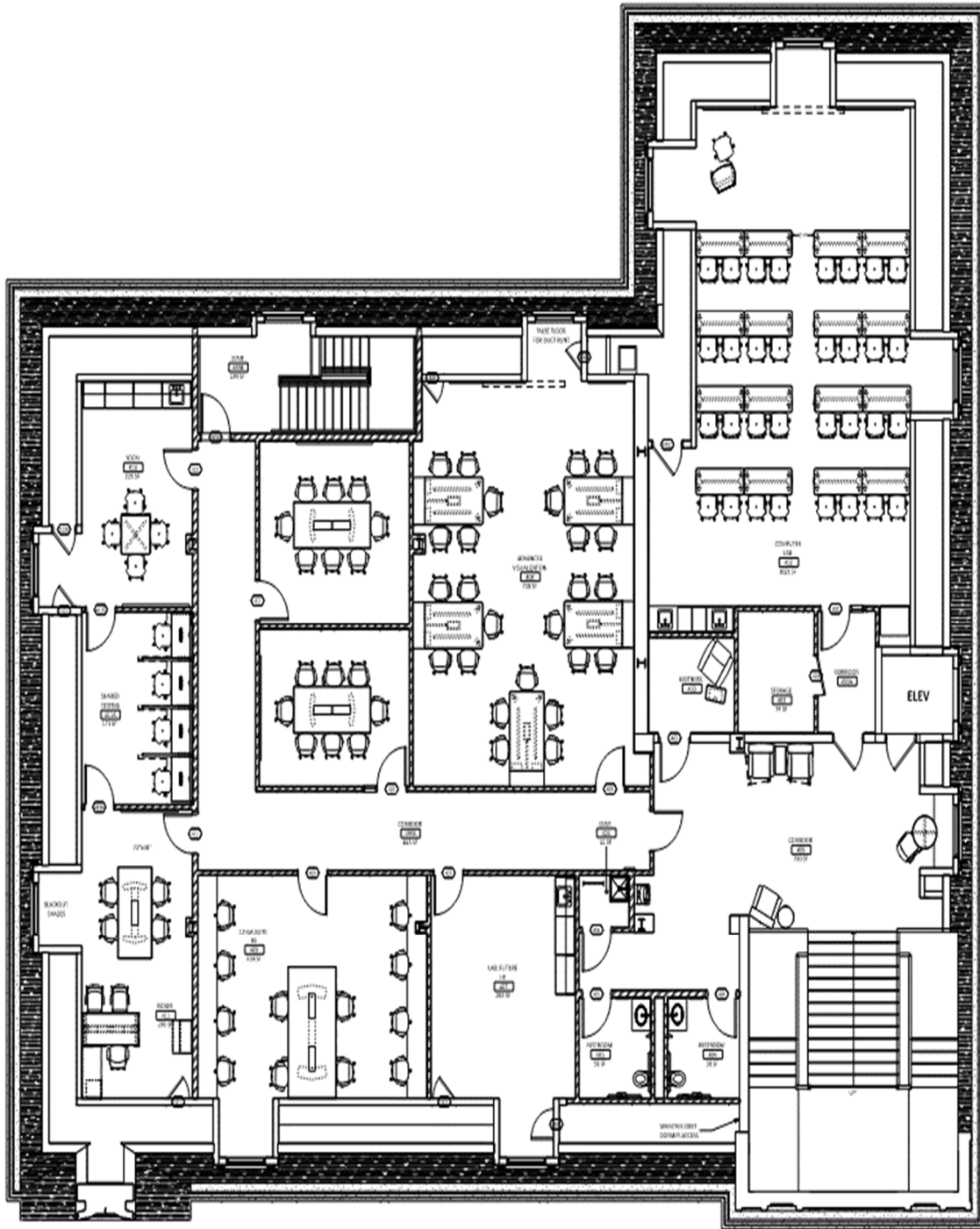




SECOND FLOOR PLAN
NOT TO SCALE



THIRD FLOOR PLAN
NOT TO SCALE



FOURTH FLOOR PLAN
NOT TO SCALE