

**SOUTH DAKOTA BOARD OF REGENTS**

**Budget and Finance**

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

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**SUBJECT**

**NSU Gerber Hall Renovations Preliminary Facility Statement (PFS)**

**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**

Northern State University requests approval of its Preliminary Facility Statement (PFS) for the renovation of Gerber Hall on campus. The project is anticipated to cost \$5,000,000 and will be funded by a combination of supplemental general fund maintenance and repair dollars, HEFF, and Other Funds.

During the 2023 legislative session, an additional \$18,148,600 in general fund maintenance and repair dollars were allocated to the Board of Regents in the FY23 general bill amendment to address the top deferred maintenance priority for each campus. NSU identified this project as their highest priority with an estimated cost of \$5,000,000.

Gerber hall is home to the Millicent Atkins School of Education. The building includes offices and four classrooms. The current classrooms were designed for a traditional teacher-centered environment and are not conducive to preparing 21<sup>st</sup> century leaders in education.

The vital priority for renovation of the existing space will be developing collaborative and engaging teaching, learning, and research environments conducive to first-rate professional

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**DRAFT MOTION 20230329\_7-M:**

I move to approve NSU’s Preliminary Facility Statement for the renovations of Gerber Hall at an estimated cost of \$5,000,000 to be funded by supplemental general funds and a match of HEFF and Other Funds and to appoint a building committee.

education training. This will be accomplished by making better and efficient use of space, long hallways will be eliminated, and collaborative office pods will be created.

### **IMPACT AND RECOMMENDATIONS**

Space within the building will be redesigned and include classrooms and lab areas that include a leading-edge education technology lab (EdTech lab) to facilitate active learning and avatar virtual simulation practice, a simulation lab for counselor education, an educational psychology lab to advance research in motivation and learning, flexible furniture, and adaptable common learning areas. The redesigned space will also elevate Northern's unique E-Learning mission to expand access across and beyond the region.

### **ATTACHMENTS**

Attachment I – NSU Gerber Hall Renovations Preliminary Facility Statement

**PRELIMINARY FACILITY STATEMENT**  
**Gerber Hall Renovation**  
**Northern State University**

**NSU requests approval of this Preliminary Facility Statement to develop preliminary plans to renovate Gerber Hall. NSU requests that a building committee be appointed and authorization be granted to engage consultants to undertake the analysis and planning needed for this project.**

**1. GENERAL PROGRAMMATIC NEED TO BE ADDRESSED**

Gerber hall is home to the Millicent Atkins School of Education. The building includes offices and four classrooms. The current classrooms were designed for a traditional teacher-centered environment and are not conducive to preparing 21<sup>st</sup> century leaders in education.

The vital priority for renovation of the existing space will be developing collaborative and engaging teaching, learning, and research environments conducive to first-rate professional education training. This will be accomplished by making better and efficient use of space, long hallways will be eliminated, and collaborative office pods will be created.

Space within the building will be redesigned and include classrooms and lab areas that include a leading edge education technology lab (EdTech lab) to facilitate active learning and avatar virtual simulation practice, a simulation lab for counselor education, an educational psychology lab to advance research in motivation and learning, flexible furniture, and adaptable common learning areas. The redesigned space will also elevate Northern's unique E-Learning mission to expand access across and beyond the region.

Gerber Hall currently houses Teacher Education, Sports Sciences, Psychology, and Counselor Education. Each department is focused on student-centric instruction that incorporates authentic innovative strategies for training students to excel in the field of education. Presently, the building contains four classrooms that were designed for a traditional teacher-centered environment and the spaces are not conducive to preparing 21<sup>st</sup> century leaders in education.

The EdTech lab, educational psychology lab, and counselor education simulation lab will foster undergraduate and faculty research in critical areas, including E-Learning, student motivation, assessing teaching methods, and improving counselor preparation.

Teacher preparation in higher education should include facilities that provide realistic space for pre-service teachers to develop authentic skills and instructional strategies that they will later utilize in a K-12 classroom. Research in education and knowledge of how students learn best has informed design and architectural decisions in K-12 schools to provide learning environments that support a community of learners. Classrooms are active, adaptable, and support various modes of activity and learning. Schools implement technology that reflects

best practices in education, offer break-out areas for individualized instruction, and provide opportunities for students to collaborate. Classroom and school space is flexible to support current needs and to adapt to evolving programs.

In addition, the renovated space will contain simulation lab areas for counselor education and will include updated technology reflective of the program's Hy-Flex availability and dedicated space for research and testing in all areas of education.

## **2. ANALYSIS OF CONSTITUENTS TO BE SERVED**

This project will serve the students, faculty, and administrators in the Millicent Atkins School of Education.

## **3. ADDITIONAL SERVICES OFFERED**

Northern's teacher preparation program facilitates a reading clinic and a math clinic that serve students in grades 3-5 and Gerber is currently unable to offer space to conduct the clinics. The renovation and re-design will incorporate updated accessibility and space to enhance elementary students' experience at Northern and strengthen relationships with schools and parents.

## **4. COMPLIANCE WITH THE MASTER PLAN**

Northern is in the process of updating the 2017 Campus Master Plan. Renovation of Gerber Hall has been identified as a top priority during the programming meetings and it will be included in 2023 Campus Master Plan to be finalized later this year.

## **5. ANALYSIS OF NEEDS ASSESSMENT BASED ON THE FACILITIES UTILIZATION REPORT**

Not applicable.

## **6. LOCATION**

This project is a renovation of Gerber Hall located on the campus of Northern State University.

## **7. REALLOCATION OF OLD SPACE, IF ANY**

Not applicable.

## **8. PROPOSED FUNDING SOURCE**

The total project cost approved by the 2023 South Dakota Legislature is \$5 million. The legislature appropriated \$2.5 million in state general funds. The remaining \$2.5 million will be funded with HEFF, state general fund M&R, and Other Funds.

#### **9. BUDGET FOR DEVELOPMENT OF A FACILITY PROGRAM PLAN**

Project fund balances in HEFF and state general fund M&R will be used to develop the Facility Program Plan.