

SOUTH DAKOTA BOARD OF REGENTS

Budget and Finance

AGENDA ITEM: 9 – E
DATE: June 21-22, 2023

SUBJECT

SDSU Student Union Renovations Facility Program Plan (FPP) – Phase 4

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

South Dakota State University (SDSU) requests approval of this Facility Program Plan for phase 4 of renovations to its Student Union. The Board approved SDSU’s Preliminary Facility Statement for the Student Union renovations in March 2018.

IMPACT AND RECOMMENDATIONS

The University Student Union is the hub for students on campus. Its central location to pedestrian pathways to all parts of campus, prime location for food services, and mission to be central to student life means that thousands of students utilize this facility daily. These same features make it a primary location for faculty, graduate students, and administrative personnel. The University Student Union needs to remain contemporary to properly support student life inside and outside of their academic pursuits.

Approximately 25,000 total square feet will be impacted by Phase 4 renovations, at a cost of approximately \$8,000,000. The project will be funded with maintenance and repair fees generated from current general activity fees (GAF) revenues, and therefore no fee increase will be needed for this project.

Additional details of the Facility Program Plan can be reviewed in Attachment I.

ATTACHMENTS

Attachment I – SDSU University Student Union Renovations FPP

DRAFT MOTION 20230621_9-E:

I move to approve the Facility Program Plan for phase 4 of SDSU’s renovation of space within the University Student Union to be funded with Auxiliary System maintenance and repair funds.

**FACILITY PROGRAM PLAN
FOR
UNIVERSITY STUDENT UNION RENOVATIONS AND REMODELING
SOUTH DAKOTA STATE UNIVERSITY**

DATE: May 10, 2023

South Dakota State University (SDSU) requests approval of this Facility Program Plan to continue with the University Student Union (USU) renovation phased project. Phases 1-3 have been completed, and we are requesting to proceed with Phase 4. This phase would include construction drawings, bidding, and construction. SDSU requests exemption from the remainder of the Capital Improvement process for Phase 4.

- a. Programmatic justification for discrete spaces:

The goals of the project remain the same as expressed in the Preliminary Facility Statement: A 2017 study pointed towards a series of desirable changes:

1. (Phase 1) Relocate the Multicultural Center so the visibility is more prominent to all students and increase awareness that these services exist for all students of the University. This center provides student support space, offices, advising and accommodations support, testing space, community space, and social programming for people from a variety of different backgrounds. The Office of Disability Services is a part of this center. It is important to relocate the center to a more prominent location to promote inclusivity to the campus community as a whole and to those students who can partake of those services.
2. (Phase 4) Make changes to space utilized for student organizations.
 - a. Expand space for organizations to meet and work.
 - b. Make more space available to more student organizations. Currently, not all student organizations are able to office at the USU. Space provided could be designed to allow multiple student groups to work and meet simultaneously.
 - c. Increase the visibility of student organization space within the building.
3. (Phase 2) All conference rooms throughout the facility are well utilized. However, they need to be updated, refinished, refurnished, and need technology upgrades to incorporate modern audio and visual capabilities for off campus or remote participation in meetings. The number of conference rooms should be retained, however they can be dispersed throughout the building, rather than be concentrated on the second floor and a portion of the first floor.
4. (Phase 4) The Career Development Office (CDO) has grown to serve more students and provide programs for post-graduation; employer in-residence program, resume writing, interviewing, and career fairs. Career Development has outgrown current assigned space.
5. (Phase 3) Volstorff Ballroom needs refinishing and technology upgrades to better serve the University functions.
6. (Phase 4) The lower level of the building needs to be upgraded and better connected to the main level of the building. Currently, the lower level is perceived as a dark private area of the building. It is not accessed in a direct manner, and is not directly connected to the upper levels of the building. The lower level is used for activity support, but also as a performance venue, home for a number of student organizations, and home of the current Multicultural Center. The space and perception of it do not foster student engagement, but are considered an obstacle to student engagement.

Thus Phase 4 will modernize the lower level of the building and remodel for more efficient use of space that fosters student engagement and houses functions more appropriate to the level of the building. Through conceptual and schematic planning with the selected architectural consultants, SDSU has confirmed the goals of the project and determined the phased renovations. Phase 4 will include student organization space renovation to include the relocation of student print services and the office of career development and food service offices, and renovations to the lower-level restrooms, student lounge space, and three meeting rooms.

There are distinct requirements that affect the scope of phased renovations. The building needs to serve new student orientation sessions held in the summer. The bulk of construction must occur in the summer when the student traffic is minimal, and demand for the building services is lower. The same number of conference spaces must be available at the beginning of each academic year and each year must show progress to modernize a portion of the conference rooms.

The approximate scope of the Phase 4 renovations is listed below:

Phase 4 – Summer to Fall 2024

1. Remodel the student organization space in the lower level of the building to include student lockers, student offices and technical services office.
2. Remodel the Career Development Services office suite on the main floor.
3. Upgrade the finishes and technology in meeting and conference rooms and adjacent student lounge in the lower level of the building.
4. Relocate the student design and print services to the main floor of the building.
5. Complete maintenance and repair projects and upgrade lower-level restrooms.

The scope of this phase would be adjusted based on available funding, time available for the project, and schedule for completion of the project.

b. Gross Square footage:

The building area impacted by Phase 4 remodeling is listed below.

The program spaces are as follows:

1 st Floor	
Student Activities –	595 sf
BluePrint –	900 sf
Career Development–	3,370 sf
Card Services –	810 sf
Subtotal –	5,675 sf
Lower Level	
Student Organization -	325 sf
Food Service -	1,825 sf
State Tech -	2,025 sf
State-A-Thon/Hobo Day -	1,270 sf
University Program Council -	700 sf
Greek Life -	570 sf
Student Media -	1,065 sf
Jack's Place -	3,510 sf
Student Activities -	1,170 sf

Meeting Rooms -	2,275 sf
Circulation/restrooms/lounges -	4,520 sf
Subtotal -	19,255 sf

Total floor area affected by Phase 4 Renovations 24,930 sf

c. Site analysis:

The project is a phased renovation of the building. The scope is remodeling and upgrading existing space, primarily student group spaces, meeting, and multipurpose space in the building. The character of the project is maintenance and repairs. Exterior building utilities and site will be unaffected by the project.

d. Description of key building features:

The Career Development office suite co-locates staff offices and support space for student and employer engagement and staff and student collaboration. A donor dedicated conference room will be relocated to another location within the building as part of this project.

The student organization offices will combine student meeting space with office space and relocate several meeting rooms that were temporarily taken offline for the former renovation construction projects.

The student design and print center will co-locate equipment with service and design space and will be relocated on the main floor.

e. Illustrative floor plans:

Floor plans showing the scope of lower level and first floor remodeling are attached to this report.

f. Initial cost estimates and funding sources:

The total cost of Phase 4 remodeling is summarized as follows:

Construction cost of lower-level remodeling -	\$4,775,000
Construction cost of first level remodeling -	\$1,435,000
Movable Furnishings & Equipment -	\$ 500,000
Design fees (multi-phase planning & Phase 4 full services) -	\$ 403,000
Project administration fees -	\$ 186,300
Project contingency allowance -	<u>\$ 621,000</u>
Total Phase 4 project construction costs -	\$7,920,300

The overall project costs are likely to exceed \$8 million. As the scope of Phase 4 is refined, the cost will be estimated, and a revised work request submitted. The funding source for this, and all phases of the renovations, will be allocated maintenance and repair funding which is supported through University General Activity Fees.

This phase will proceed directly to construction drawings, bidding, and construction.

g. Identification of funding sources and impact to campus maintenance and repairs:

The funding source is University General Activity Fees. The project scope includes building maintenance, repairs, and programming upgrades to an existing building. Any effects to overall

campus M&R will be minimal. Upgrades to building lighting and HVAC systems will be designed to improve efficiency but will have nominal impacts on the overall campus energy consumption.

End of Report

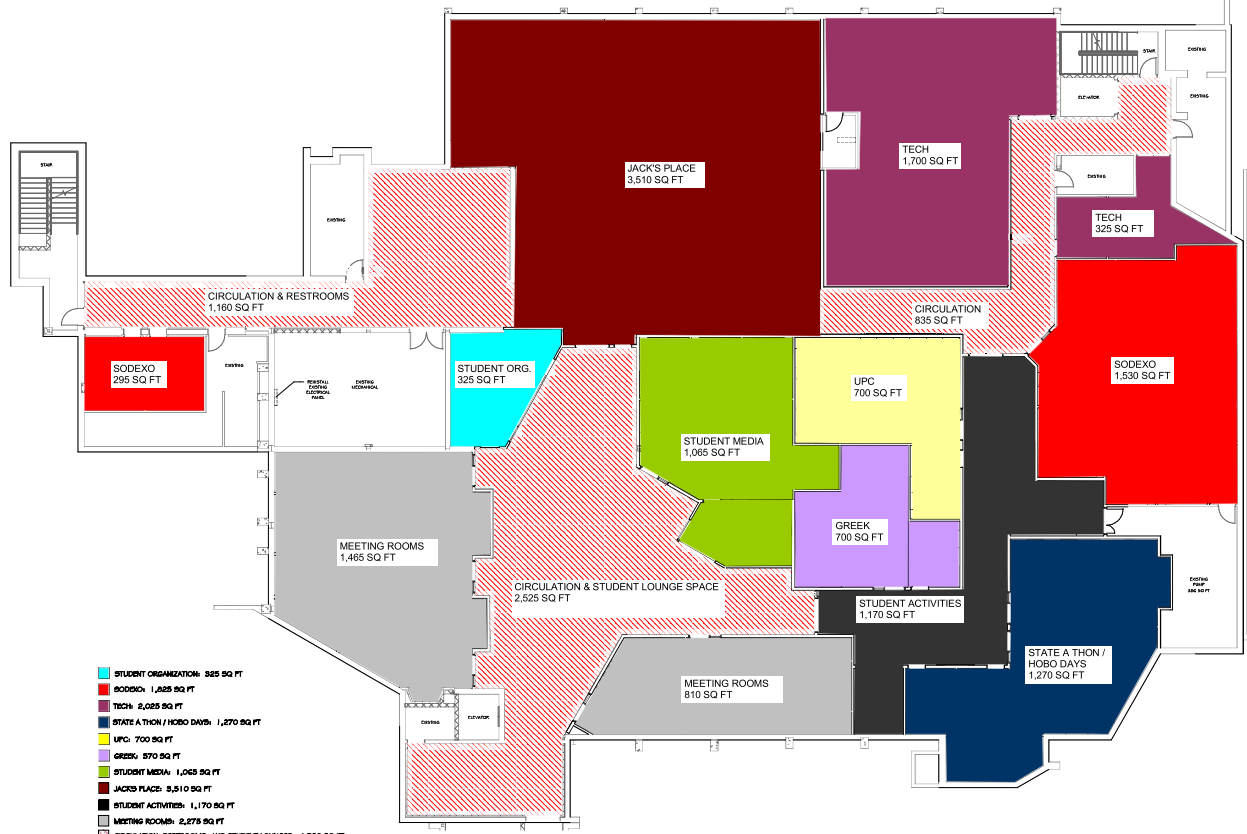
GENERAL NOTES - FLOOR PLAN
 A. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE. REPORT DISCREPANCIES TO THE ARCHITECT.
 B. REFER TO SHEET X.X.X FOR WALL TYPES.
 C. WHERE WALLS WERE REMOVED, PATCH EXISTING WALL TO MATCH ADJACENT SURFACE AND FINISH. (TYPICAL).



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SDSU SERVICES PHASED RENOVATIONS PHASE II
 LOWER LEVEL FLOOR PLAN



- STUDENT ORGANIZATION: 325 SQ FT
- SODEXO: 1,530 SQ FT
- TECH: 2,025 SQ FT
- STATE A THON / HOBO DAYS: 1,270 SQ FT
- UPC: 700 SQ FT
- GREEK: 570 SQ FT
- STUDENT MEDIA: 1,065 SQ FT
- JACK'S PLACE: 3,510 SQ FT
- STUDENT ACTIVITIES: 1,170 SQ FT
- MEETING ROOMS: 2,275 SQ FT
- CIRCULATION, RESTROOMS, AND STUDENT LOUNGES: 4,580 SQ FT

LOWER LEVEL OPTION E
 SCALE: 1/8" = 1'-0"

number	0817	
date	10/20/19	
drawn	ALL	
checked	MAA	
NO.	DATE	DESCRIPTION

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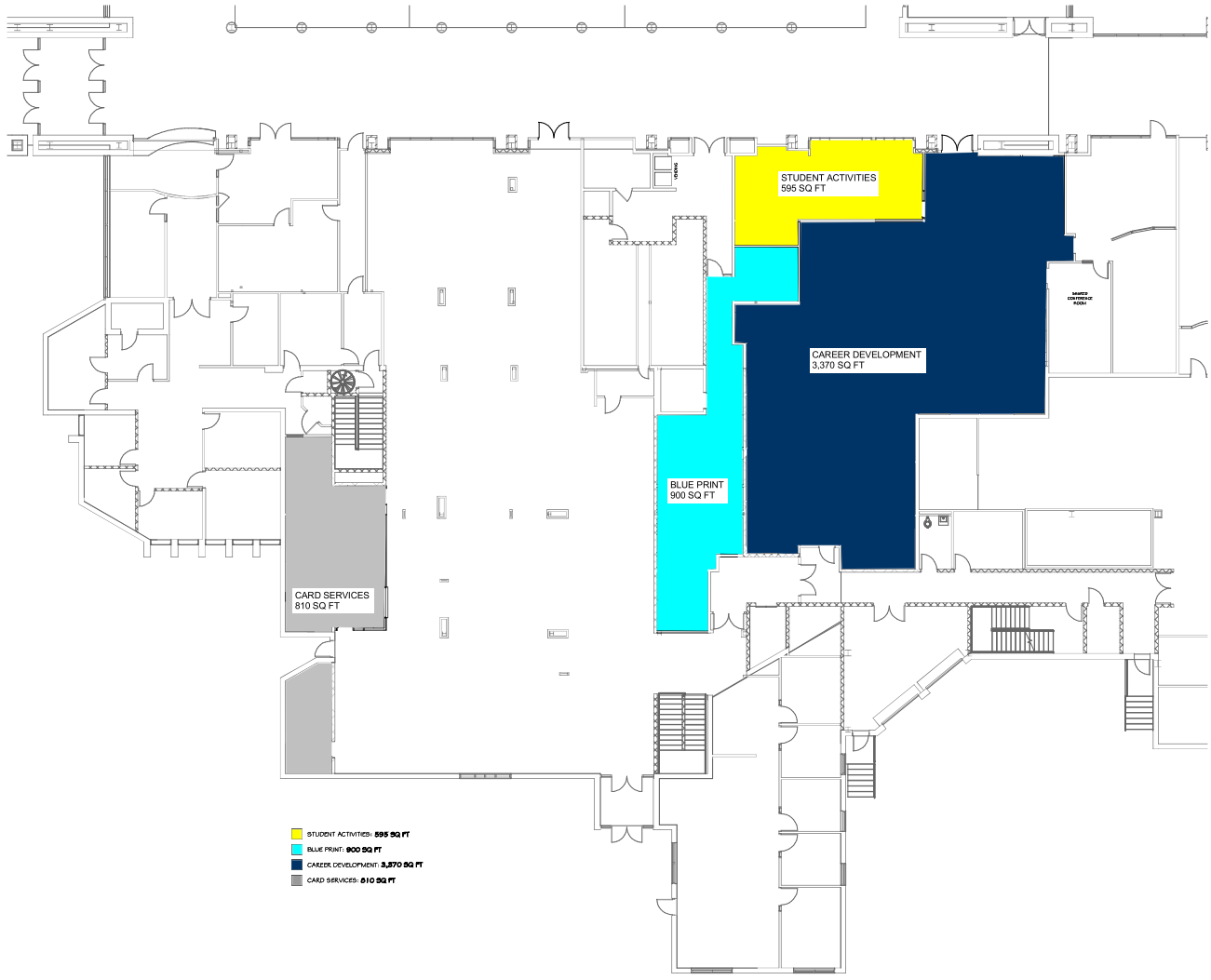
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PROJECT
SDSU SERVICES PHASED RENOVATIONS
DATE ISSUED
1ST FLOOR PLAN

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date	10/30/2019	
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- STUDENT ACTIVITIES: 595 SQ FT
- BLUE PRINT: 900 SQ FT
- CAREER DEVELOPMENT: 3,370 SQ FT
- CARD SERVICES: 810 SQ FT

1ST FLOOR PLAN OPTION E
SCALE: 1/8" = 1'-0"

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