

SOUTH DAKOTA BOARD OF REGENTS

Budget and Finance
Consent

AGENDA ITEM: 6 – O
DATE: December 7-8, 2022

SUBJECT

FY24 Auxiliary System M&R Projects

CONTROLLING STATUTE, RULE, OR POLICY

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

[BOR Policy 5:25](#) – Auxiliary Revenue System

BACKGROUND / DISCUSSION

The auxiliary system encompasses all the facilities that are pledged under the Board of Regents' bond covenants – generally it includes the student unions, wellness centers, residential facilities and a number of the parking systems. To achieve an adequate maintenance and repair program for all auxiliary buildings, the goal is to spend an average of two percent a year of the total building replacement value. After the operating costs are covered, excess revenues flow to the Repair and Replacement Reserve Fund which is then available to fund maintenance projects. The fund is used to cover the cost of maintenance and repair, renewals, renovations, and replacements not paid as part of the ordinary operation.

Each year the institutions identify planned projects that will be funded with auxiliary funds. Approval of the list provides Board approval for the projects. Throughout the year, additional projects can be added, or the list can be revised in accordance with Board Policy 6:6(8).

IMPACT AND RECOMMENDATIONS

The FY24 2% M&R project total for the auxiliary system is estimated to be \$18.1 million. The campuses must expend two percent on average over a five-year period.

Approval of the FY24 Auxiliary System Maintenance and Repair projects will allow the universities to begin project planning and completion in a timely manner.

ATTACHMENTS

Attachment I – Auxiliary System M&R Projects (includes the campus designated projects, the estimated project cost, and the project's fund source)

DRAFT MOTION 20221207_6-O:

I move to approve the FY24 Auxiliary System M&R projects as presented in Attachment I.

FY24 Auxiliary System Maintenance & Repair Projects

Project #	Building Name	Project Name	M&R Class ⁽¹⁾	Fund Source	Cost Estimate
<u>Black Hills State University</u>					
6X24XX	Student Union	Additional Windows & Doors	C. Renovation	General Activity Fee	\$350,000
6X24XX	Wenona Cook/Heidi/Thomas	Air Conditioning	C. Renovation	Room Revenue	\$900,000
FY24 Auxiliary M&R Projects Total					\$1,250,000
<u>Dakota State University</u>					
8X24XX	Zimmermann Hall	Zimmermann Hall Renovations	C. Renovation	RRR	\$1,500,000
8X24XX	Courtyard Hall	Window Replacement	C. Renovation	RRR	\$50,000
FY24 Auxiliary M&R Projects Total					\$1,550,000
<u>Northern State University</u>					
5X24XX	McWelsh Hall	Addressable Fire Alarm System	C. Renovation	Auxiliary M&R	\$250,000
FY24 Auxiliary M&R Projects Total					\$250,000
<u>South Dakota School of Mines & Technology</u>					
4X24XX	Various	Door Upgrades	B. Repair	Housing Fees/Revenues	\$157,920
4X24XX	Surbeck Center	Surbeck General Maintenance	A. Maintenance	Housing Fees/Revenues	\$30,000
4X24XX	Various	Residence Hall General Maintenance	A. Maintenance	Housing Fees/Revenues	\$95,000
4X24XX	Various	Flooring Replacement	B. Repair	Housing Fees/Revenues	\$250,000
4X24XX	Howard Peterson Hall	Access Points	A. Maintenance	Housing Fees/Revenues	\$50,000
4X24XX	Placer Hall	Building Switches	A. Maintenance	Housing Fees/Revenues	\$70,000
4X24XX	Howard Peterson Hall	Plumbing/HVAC	A. Maintenance	Housing Fees/Revenues	\$50,000
4X24XX	Placer Hall	Painting	A. Maintenance	Housing Fees/Revenues	\$20,000
FY24 Auxiliary M&R Projects Total					\$722,920
<u>South Dakota State University</u>					
3X24XX	Residence Halls	Concrete Replacement (LLL)	B. Repair	Rent	\$135,000
3X24XX	Residence Halls	Emergency M&R Repairs (2701, 0675, 0680)	B. Repair	Rent	\$472,000
3X24XX	Residence Halls	Unit A/C Replacements (LLL)	A. Maintenance	Rent	\$14,000
3X24XX	Residence Halls	Interior Painting (LLL)	B. Repair	Rent	\$280,000
3X24XX	Larson Commons	Interior Renovations	C. Renovation	RRR	\$1,770,000
3X24XX	Larson Commons	Roof Replacement	C. Renovation	RRR	\$1,500,000
3X24XX	Pierson Hall	Renovation	C. Renovation	Rent	\$3,000,000
3X24XX	Young Hall	Fire Alarm Upgrades	C. Renovation	Rent	\$480,000
3X24XX	Miller Wellness Center	Outdoor Program Mezzanine	D. Alteration	Revenue	\$95,000
3X24XX	Miller Wellness Center	HVAC & Hot Water Converter Upgrades	B. Repair	RRR	\$245,000
3X24XX	Miller Wellness Center	Site Repairs & Improvements	C. Renovation	Revenue	\$87,000
3X24XX	Miller Wellness Center	Building Commissioning	B. Repair	Revenue	\$58,000

FY24 Auxiliary System Maintenance & Repair Projects

Project #	Building Name	Project Name	M&R Class ⁽¹⁾	Fund Source	Cost Estimate
3X24XX	University Union	Roof Replacement (Main St, Market, Volstorf)	B. Repair	RRR	\$1,436,000
3X24XX	University Union	Sanitary Sewer Replacement (SW)	B. Repair	RRR	\$45,000
3X24XX	University Union	HVAC Upgrades (AHU 1, 2, 3)	B. Repair	RRR	\$1,300,000
3X24XX	University Union	HVAC Control Upgrades	B. Repair	RRR	\$280,000
3X24XX	Campus	Crack Seal	B. Repair	Parking	\$32,000
3X24XX	Campus	Mill & Overlay Parking Lots 114, 118, 160	B. Repair	Parking	\$955,000
FY24 Auxiliary M&R Projects Total					\$12,184,000
<u>University of South Dakota</u>					
2X24XX	Campus	Mechanical Repairs and Upgrades	Maintenance	RRR	\$50,000
2X24XX	Coyote Village	Apartment Painting	Maintenance	Revenue	\$50,000
2X24XX	Coyote Village	Replace Wireless in rooms	Maintenance	RRR	\$250,000
2X24XX	Mickelson	RHD Apartment Renovation	Renovation	RRR	\$85,000
2X24XX	Olson	RHD Apartment Renovation	Renovation	RRR	\$50,000
2X24XX	Rental Property	232 E. Cherry Street Renovations	Renovation	RRR	\$25,000
2X24XX	Residence Halls	Furniture Replacement	Alteration	RRR	\$180,000
2X24XX	Richardson/Olson	Replace building mailboxes	Renovation	RRR	\$20,000
2X24XX	MUC	Video Wall Upgrades	Maintenance	RRR	\$135,000
2X24XX	MUC	Upgrade Dishwasher	Maintenance	RRR	\$800,000
2X24XX	MUC	Replace Motorized Window Coverings	Maintenance	RRR	\$125,000
2X24XX	Wellness Center	MAC court flooring	Maintenance	RRR	\$50,000
2X24XX	Wellness Center	Build permanent wall for office 102F and add frame/door/hardware	Renovation	RRR	\$15,000
FY24 Auxiliary M&R Projects Total					\$1,835,000
Grand Total FY24 Auxiliary System M&R Projects					\$17,791,920

Refer to BOR Policy 6:6 Maintenance & Repair

⁽¹⁾ M&R Class

- A. Maintenance
- B. Repair
- C. Renovation
- D. Alteration