

# **SOUTH DAKOTA BOARD OF REGENTS**

## **Budget and Finance**

**AGENDA ITEM: 8 – E**  
**DATE: December 7-8, 2022**

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### **SUBJECT**

**USD South Dakota Union Renovation – Preliminary Facility Statement (PFS) and Facility Program Plan (FPP)**

### **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 their Preliminary Facility Statement (PFS) and Facility Program Plan (FPP) for the renovation of South Dakota Union at an estimated cost of \$6,800,000. Major updates are necessary throughout the building to bring it up to modern standards, meet ADA requirements, and complete needed maintenance and repair. The renovation will completely overhaul all the interior spaces, exterior windows, doors, framing, finishes, add a fire protection system, plumbing, HVAC, and electrical systems.

The building will house clinics, classrooms, research spaces, offices, conference rooms, and restrooms on each floor.

USD and the Office of the State Engineer (OSE) selected CO-OP Architecture through a competitive solicitation process for design, estimate, and construction administration as initial project estimates believed the total project cost would be under \$5 million. However, due to inflation and increased construction costs, it is now determined the project will be over \$5 million, thus requiring a building committee.

(Continued)

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### **DRAFT MOTION 20221207\_8-E:**

I move to approve USD's Preliminary Facility Statement and Facility Program Plan for the renovation of the South Dakota Union Building at a cost not to exceed \$6,800,000 to be funded by the sources identified in this item, and to assign a building committee.

Additional details of this project can be found in USD's attached Preliminary Facility Statement and the Facility Program Plan.

## **IMPACT AND RECOMMENDATIONS**

The South Dakota Union was originally built in 1930 and has not had major renovations since. The planned improvements will modernize the building, increase energy efficiency, and increase the overall performance of the facility for students, faculty, staff, and visitors.

USD further requests that a building committee be formed to move forward with the planning and renovations for this project.

### **Funding Sources**

Source of funding for the South Dakota Union would come from one of two methods:

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

The South Dakota Union is one of the four facilities submitted by USD for the Facilities Preservation plan during the June 2022 Informal Budget Hearing. This request included \$20,500,000 in state general funds with a match of \$20,500,000 in M&R funding for SD Union, Churchill-Haines, Dakota Hall, and East Hall. The status of this request is still pending, and if legislatively authorized, the level of general funds available for this project is still unknown. In the event state general funds are not made available to USD through this request, the South Dakota Union renovations will be 100% funded through HEFF and General Fund M&R.

### **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
<b>PROJECT TOTAL</b>	<b>\$6,800,000</b>

## **ATTACHMENTS**

Attachment I – USD Preliminary Facility Statement – South Dakota Union Renovation  
Attachment II – USD Facility Program Plan – South Dakota Union Renovation

## PRELIMINARY FACILITY STATEMENT

South Dakota Union Renovation

THE UNIVERSITY OF SOUTH DAKOTA

**a. General Programmatic needs to be addressed:**

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. As is evident, the 92-year-old building needs significant renovations to all four (4) floors. These major renovations are required to meet ADA requirements, modernize the building, add fire protection system, upgrade plumbing, HVAC, and electrical systems, increase energy efficiency, and increase the overall performance of the facility for all occupants and visitors.

**b. Analysis of the student body or constituents to be served:**

The constituents served for by this facility will be the entire USD Campus Community consisting of students, faculty, and staff, and the local community. The focus of this project is to provide an improved facility for not only the Psychology department, but all of campus as well as the community.

**c. Additional Services To be Offered:**

The facility has centrally scheduled classrooms that are utilized by several programs on campus. It will also house a clinic space that is utilized by campus as well as the community.

**d. Compliance with Master Plan:**

The renovation of the South Dakota Union facility has been identified on The University Master Plan and on the Space Analysis Review, (the latter of which was performed by JBA, Inc, who conducted a yearlong study of our building needs on the USD campus).

**e. Analysis of needs assessment based on the Facilities Utilization Report:**

Not applicable.

**f. Location:**

South Campus, bordered by Clark Street on the South and located directly West of the National Music Museum.

**g. Relocation of old space, if any:**

Not applicable

**h. Proposed funding source/sources:**

The proposed funding sources will either be one-time State funding, M&R HEFF allocation or a combination of both.

**i. Budget for development of a Facility Program Plan:**

USD and Office of State Engineer selected CO-OP Architecture through a competitive solicitation process for design, estimate, and construction administration as it was estimated that the total project cost would be under the \$5 million. However, due to inflation and increased construction

costs, it is now determined that the project will be over \$5 million and therefore will require us to follow the capital project process via SDBOR 6:4. We request approval of this Preliminary Facility Statement and request a building committee be assigned to this project. We further request building committee approval of CO-OP Architecture for the design and construction administration of the project since they have completed the full design and are contracted for the bidding and construction administration of the project.

## **FACILITY PROGRAM PLAN**

### **South Dakota Union Renovation**

#### **THE UNIVERSITY OF SOUTH DAKOTA**

##### **a. Programmatic justification for discrete spaces:**

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 buildings 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.

##### **b. Gross Square Footage:**

Total gross square footage for the South Dakota Union is 35,256.

##### **c. Site Analysis:**

The South Dakota Union building is an existing building that is located on the Southern side of the University of South Dakota campus in Vermillion, SD. It is bordered by Clark Street on the South and located directly West of the National Music Museum.

##### **d. Description of Key Building Features:**

The South Dakota Union building consists of masonry walls, structural columns and concrete floors. It has exterior aluminum windows and doors. The roof is

partly shingles and rubber. The interior is made up of clinic space, classrooms, research space, offices, conference rooms, restrooms, and student spaces.

**e. Illustrative floor plans:**

An overall aerial of the building and conceptual floor plans are included for your review. See exhibits.

**f. Initial Cost Estimates:**

The initial cost estimate is \$6,800,000. The following presents the breakdown of the cost estimates.

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
<b>PROJECT TOTAL</b>	<b>\$6,800,000</b>

**g. Impact to M&R:**

This renovation will be eligible for funding from USD's maintenance and repair annual allocation.

**h. Budget for ongoing operational costs:**

Ongoing operational budgets won't change due to the building already being occupied by USD.

Utility budget is anticipated to decrease or stay the same due to upgrades to mechanical and electrical systems that will be completed through this renovation project.

**i. Proposed funding sources for costs of (i) construction (ii) ongoing operations and (iii) maintenance and repair:**

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

i. \$6,800,000 in HEFF and General Fund M&R

OR

ii. \$3,400,000 in one-time State funding

\$3,400,000 in HEFF and General M&R.

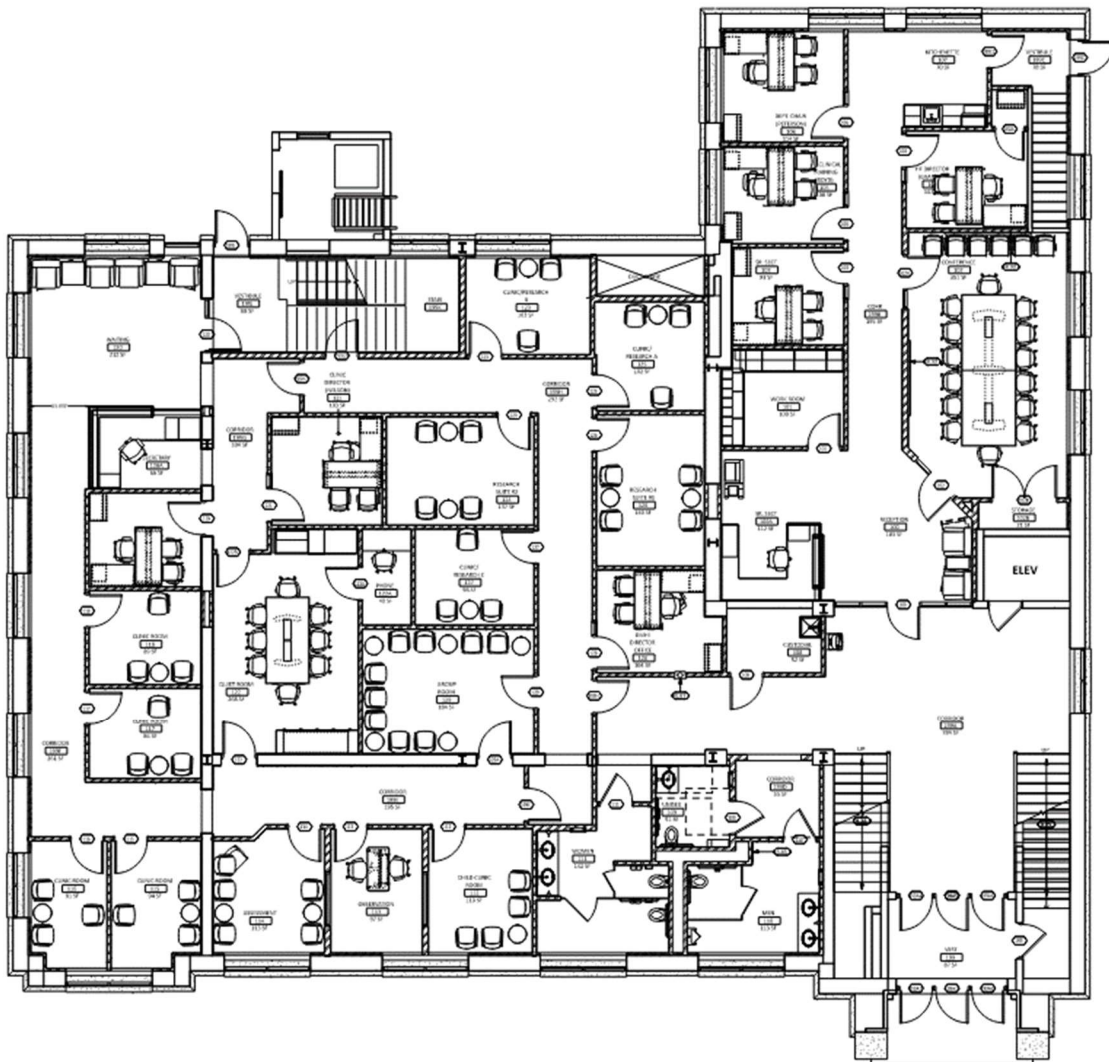
(ii) Utility costs will be funded through the University utility allocation.

(iii) USD's maintenance and repair allocation.

**AERIAL PHOTO OF SITE:**

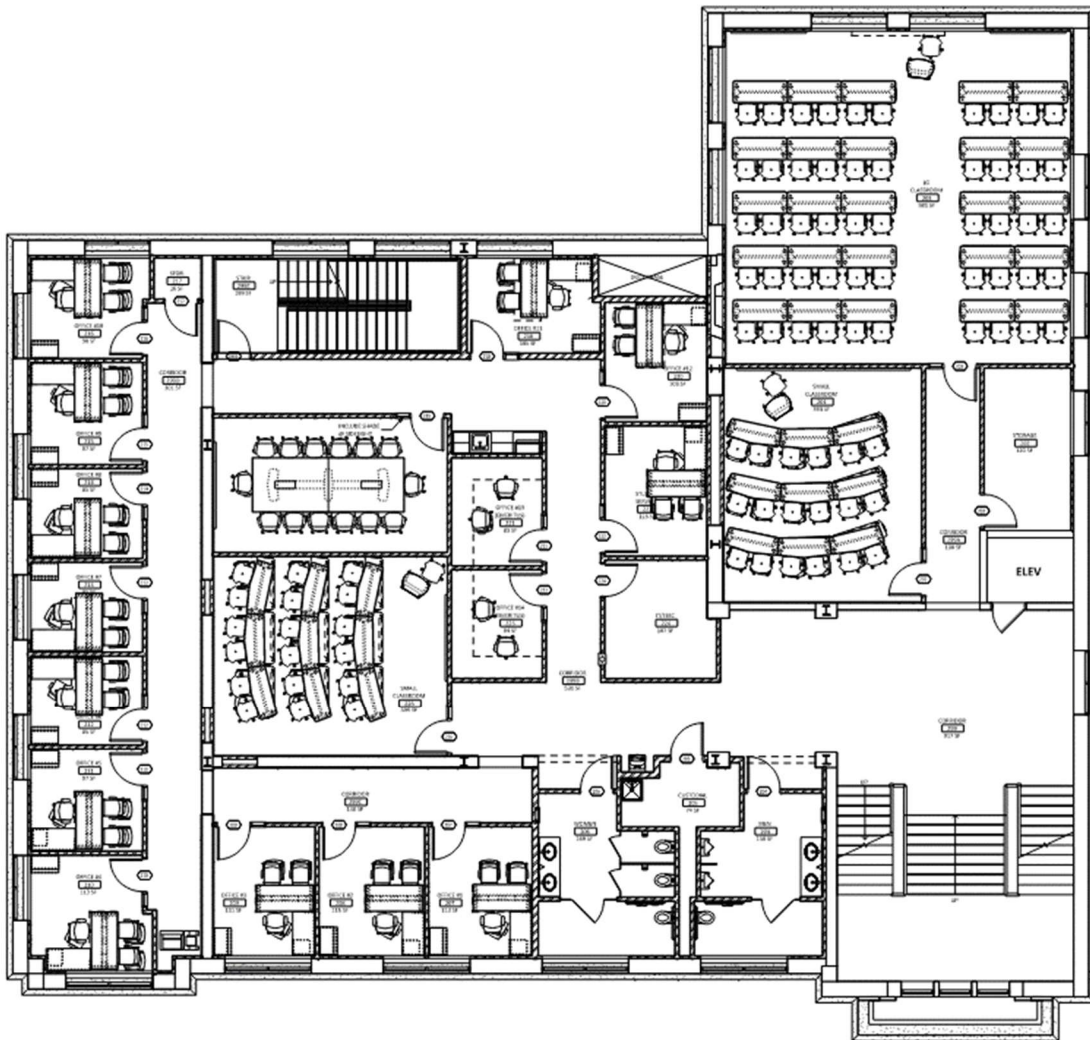


**FLOOR PLANS:**

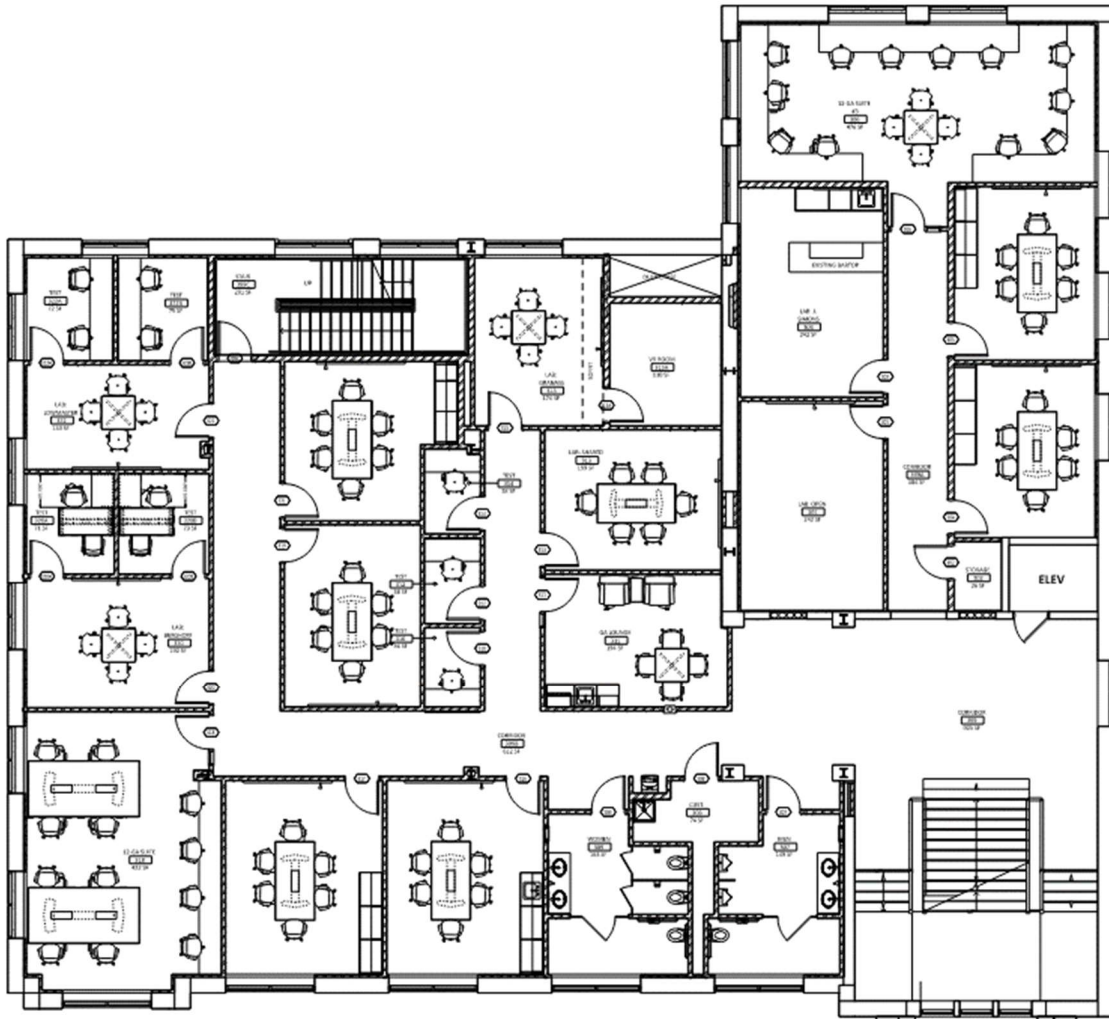


**FIRST FLOOR PLAN**  
NOT TO SCALE

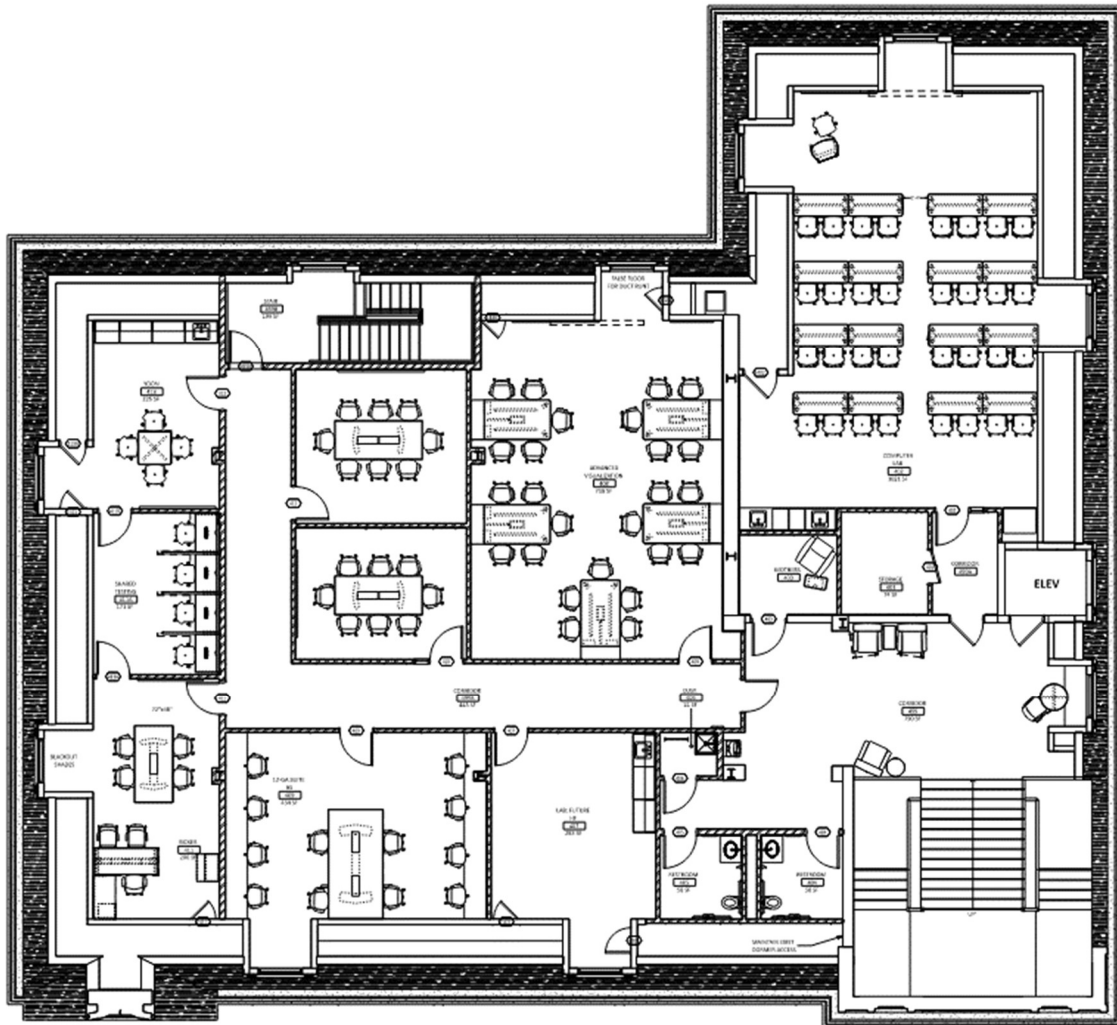




**SECOND FLOOR PLAN**  
NOT TO SCALE



**THIRD FLOOR PLAN**  
NOT TO SCALE



**FOURTH FLOOR PLAN**  
NOT TO SCALE