

SOUTH DAKOTA BOARD OF REGENTS

Budget & Finance

**REVISED
AGENDA ITEM: 7 – R**

DATE: December 6-8, 2016

SUBJECT: Black Hills State University Wellness Center Addition - Preliminary Facility Statement

Black Hills State University requests approval of its Preliminary Facility Statement to begin planning for future construction of a Wellness Center addition to the Young Center. If approved, BHSU would be able to move forward with its Facility Program Plan.

BHSU is in the process of updating the campus’ master plan. An addition of a Wellness Center is part of this conversation. Currently, the fitness center is located in 4,000 square feet above the gymnasium floor where the old dance floor used to be located. An addition of a Wellness Center would provide dedicated fitness space and a wellness wing to the Young Center.

Preliminary discussions indicate the best location for this addition would be on the south side of the Young Center adjacent to the pool patio. This location would take advantage of the exterior views toward the new campus green and also toward the mountain vista to the east.

The BHSU Student Senate supports the concept of a new Wellness Center wing on the Young Center. They have identified numerous needs surrounding a wellness center and are eager to start the planning process for future BHSU students.

BHSU is proposing to raise two-thirds of the cost of the addition from private funds and one-third of the cost will be funded with GAF or other cash. BHSU may need an increase to the GAF to support operations of the facility. No GAF increase will be requested to debt finance the facility. BHSU will fund the development of its Facility Program Plan from GAF revenues. The development cost will not exceed \$50,000.

With approval of the Preliminary Facility Statement, more specific project details and project costs can be determined by hiring an architect to assist with the development of the Facility Program Plan. Additional details of the proposed project can be found in BHSU’s attached Preliminary Facility Statement.

DRAFT MOTION 20161206_7-R: I move approval of the Preliminary Facility Statement for the BHSU Wellness Center addition which will allow BHSU to continue planning and design of the proposed addition which will be funded with private, GAF or other funds.

Black Hills State University Wellness Center Addition

Preliminary Facility Statement

Submitted November 4, 2016 (Revised 11-3-16)

A. *General Programmatic Needs to be Addressed*

The Donald E. Young Center, once the standard bearer for the region, was built in 1989 making it 27 years old. The facility currently houses the athletic department and three academic departments including Exercise Science, Physical Education, and Outdoor Education. It contains a gymnasium with two full size basketball courts, a field house, athletic weight room, small fitness room, swimming pool, classrooms, Athletic Hall of Fame, and a National Guard armory. The building contains 181,936 gross square feet (GSF) including two additions: the National Guard Armory in 2002 (6,248 GSF) after Cook Gym was torn down and additional space (3,870 GSF) to address Title IX concerns in 2007.

The facility was built when our name was Black Hills State College and the college was in the NAIA athletic division with 10 team sports, 239 athletes, fewer than 4,000 head count, and a Spearfish population of 6,966 (1990 census). Today, Black Hills State University is an NCAA Division II university with 14 sports, 362 athletes, nearly 4,300 head count, and a Spearfish population of 11,283 (2015 census). Additionally, student expectations have changed regarding fitness center needs in the past 27 years. The internet was not available to the public and there was no wifi or cable connected cardio equipment. Exercise Science and Physical Therapy, as major disciplines, were not yet available. Nor was the emphasis in outdoor recreation and healthy living as expansive as it is today.

Since the Young Center was built, BHSU has added the following sports primarily to address Title IX concerns: women's triathlon, women's soccer, women's softball, and women's golf. The growth in the number of sports and the number of students and student athletes has placed significant strain on the building resources including locker rooms and the availability of the gym, field house, and fitness areas outside of athletic use. Furthermore, the facility hosts major events for South Dakota and the local region, including Special Olympics, track and field, youth soccer, and youth gymnastics. The participants and guests total nearly 10,000 annually. The local Spearfish community continues to also have access to the facility.

BHSU's fitness center is currently 4,000 sq. ft. and is located above the gym floor on the old dance floor. This addition would provide a dedicated fitness/wellness wing onto the Young Center. If fund raising efforts are successful, additional space may be added for health services and rehabilitation.

B. *Analysis of the Student Body or Constituents to Be Served*

BHSU Student Senate leadership supports the concept of using GAF to support a new wellness center wing attached to the Young Center. They have identified numerous

needs surrounding a wellness center and are eager to start the planning process for future BHSU students.

C. Additional Services to Be Offered
NA

D. Compliance with Master Plan

We are currently in the process of updating our campus master plan. The wellness center addition is part of the conversation.

E. Analysis of Needs Assessment Based on the Facilities Utilization Report
NA

F. Location

Preliminary review indicates the best place for this addition is on the south side of the Young Center adjacent to the pool patio. The master plan suggests this location would take advantage of exterior views both inward toward the new campus green and outward toward the mountain vista to the east, a strong reference to the campus' Black Hills context.

G. Reallocation of Old Space, if any

Possible uses of the 4,000 GSF currently dedicated to the fitness room could be converted back into the dance floor, used for additional seating for the basketball arena, or converted to an office area for the additional coaches and graduate assistants from additional sports.

H. Proposed Funding Source/Sources

BHSU's goal is for 2/3 of the cost to be paid from private donations with the other 1/3 paid from GAF or other funds cash. GAF will not be increased to debt finance the facility. BHSU may need an increase to the GAF to support operations of the facility.

I. Budget for Development of a Facility Program Plan

The costs of developing the facility program plan, which are estimated not to exceed \$50,000, will be paid from the current fee revenues.