

SOUTH DAKOTA BOARD OF REGENTS

Budget and Finance

AGENDA ITEM: 7 – G

DATE: August 10, 2017

SUBJECT: SDSU Lincoln Hall Renovation – Preliminary Facility Statement

South Dakota State University requests approval of its Preliminary Facility Statement to begin planning for the renovation of Lincoln Hall. Currently, the music department occupies the majority of space within Lincoln Hall.

In the fall of 2019, the music department at SDSU will move to the newly completed Performing Arts Center Addition. This move will free up approximately 18,000 net square feet (nsf) of inactive classroom and office space. The vacancy of Lincoln Hall will allow SDSU an opportunity to create significant, comprehensive upgrades to the building envelope, systems, and finishes that could not be accomplished while the building was occupied.

President Calvin Coolidge dedicated Lincoln Hall as the University Library in 1927. The building was converted into academic and general storage space in the late 1970s. This building is one of the best examples of neoclassical architecture on the SDSU campus. The façade contains references to classical detailing which can be seen in the stone entrance columns, entablature, and cornice. The neoclassical detailing found on the building’s exterior is also present in the stone, plaster, and woodwork within the building.

Lincoln Hall contains unique spaces which include the library stacks area, Peterson Recital Hall, and Schultz Reading Room. The recital hall and reading room are large open spaces with exceptional architectural features. SDSU will maintain the historic architectural character of Lincoln Hall while updating the building to meet the contemporary functional needs for both faculty and students.

The library stack area is currently being used for music department and Briggs Library storage. The stack space is approximately 13,000 nsf of open frame storage. This space has been identified as a long term, secure, and environmentally controlled archival space for Briggs Library, the South Dakota Art Museum, the Agricultural Heritage Museum and the Snellman Hsia Costume Collection.

(Continued)

DRAFT MOTION 20170810_7-G: I move to approve SDSU’s Preliminary Facility Statement to plan for the renovation of Lincoln Hall. A building committee representative should be appointed to oversee this project.

The Peterson Recital Hall and the Schultz Reading Room make up approximately 5,700 nsf of space. These spaces are large open volume space that could accommodate a number of academic uses. Repurposing of these spaces would need development by a design professional to be sure the historic finishes and character of these spaces are preserved. Limited modifications would be done in this area.

To meet the functional needs of faculty and students, Lincoln Hall spaces would need to be reconfigured, systems modernized, and deferred maintenance items addressed. Those needs could include electrical, plumbing, ventilation, building envelope, and interior finishes. Energy conservation, life safety and accessibility issues would also be addressed.

SDSU's 2025 Master Plan includes the south side of campus upgrades and modernization. In addition, this project has been identified in the most recent 10-Year Capital Project plan. Project cost has been estimated at \$13,000,000. Funding will include private donor funding and HEFF funds. FY18 HEFF Planning and Design funds will be used for the \$100,000 space planning and programming services which will conduct a planning study, the conceptual design and the cost analysis.

Additional details of the project can be found in SDSU's attached Preliminary Facility Statement. If approved, the Board president should appoint a building committee representative to oversee the project.

**PRELIMINARY FACILITY STATEMENT
LINCOLN HALL RENOVATION
SOUTH DAKOTA STATE UNIVERSITY**

South Dakota State requests approval of this Preliminary Facility Statement. We request that a building committee be formed for selection of an Architectural/Engineering design consultant to provide space planning, program, project scope, and cost analysis for the renovation of Lincoln Hall.

a. General Programmatic Needs to be Addressed

SDSU continues to strive for modern, high quality learning, teaching, and research programs and environments for students, educators, and administrators. In the fall of 2019 the Music Department will move from Lincoln Hall to the newly completed Performing Arts Center Addition. The move will generate approximately 18,000 net square feet (nsf) of inactive classroom and office space in Lincoln Hall. The vacancy of the building will provide an opportunity to make significant comprehensive upgrades to the building envelope, systems, and finishes that could not be accomplished if the building were occupied. The renovation of Lincoln Hall could allow the University to promote efficient use of resources by maximizing the use of existing space, upgrade building performance requirements, and enhance opportunities for academic collaboration. The project could also address a number of backlogged maintenance and repair items that have been identified within the building. To accomplish these goals the University would like to explore options for major renovation of Lincoln Hall into a facility that will support the contemporary needs of students and faculty.

Lincoln Hall contains unique spaces which include the library stacks area, Peterson Recital Hall, and Schultz Reading Room. Peterson Recital Hall and the Schultz Reading Room are large open spaces with exceptional architectural features. It is the desire of the University to maintain the historic architectural character of Lincoln Hall, while updating the building to meet the contemporary functional needs of faculty and students. The building was dedicated in 1927 by President Calvin Coolidge. It is one of the best examples of neoclassical architecture on campus. The façade contains references to classical detailing, which can be seen in the stone entrance columns, entablature, and cornice. The façade emphasizes the wall and masonry detailing, typical of the style. The neoclassical detailing found on the exterior of the building is also present in the stone, plaster, and wood work within the building. The architectural detailing within the original reading room (Peterson Recital Hall) is the finest example of the craftsmanship that went into the building and should be preserved.

The stacks are currently being used as storage for the Music Department and Briggs Library. The stack area in the building presents an opportunity to address the lack of adequate archival space on campus. There are currently four programs that have been identified with a need for long term, secure, and environmentally controlled archival space: Briggs Library, South Dakota Art Museum, Agricultural Heritage Museum, and the Snellman Hsia Costume Collection. The existing stack area contains approximately 13,000 nsf of open frame storage space. Alternatively, the space could be renovated and replaced with office and classroom space. This would require substantial renovations, and present challenges to ensure accessibility, access to daylight, views and HVAC system installation. The amount of floor space that could be made available would be much less than retaining it as archival storage (approximately 50%). The use of the space would be determined based on space needs of the University and technical feasibility of converting the use of the space.

The Peterson Recital Hall and Schultz Reading Room account for approximately 5,700 nsf of the available 18,000 nsf in the office and classroom area of the building. These spaces are currently large open volumes that could accommodate a number of academic uses. Repurposing of these spaces could be developed with the assistance of design professionals and input from academic departments. Special care should be taken to preserve the historic finishes and character of these spaces. Preserving the large open volumes of space should be a priority for the project. Limiting the required modifications to these spaces would preserve the historic significance of the architecture. Academic programs that could benefit from this type of space should be identified during the early phases of schematic design.

As part of the renovation project the facility will be upgraded to meet or exceed the University's core facility requirements. The renovation could also address deferred maintenance items that have been identified. These items could include upgrades to windows, mechanical, plumbing, electrical, life safety, accessibility, building envelope, historic preservation and interior finishes. The renovation work would take special care to preserve the historic character and architectural detailing of the building.

b. Analysis of the Student Body or Constituents to be Served

SDSU sees distinct potential in upgrading Lincoln Hall for continued use. The facility was originally constructed as the University Library in 1927. The building was converted into academic and general storage space in the late 1970s. The existing footprint and building section would support a wide range of academic functions including: offices, classrooms, meeting rooms, and dry laboratories. Programs that have space needs similar to those available in Lincoln Hall include: Archival Storage (Briggs Library, Art Museum, & Ag Museum), College of Arts & Science, Departments Of Consumer Sciences, Modern Languages & Global Studies, Sociology & Rural Studies, Psychology, Landscape Architecture, and Interior Design. Various options would be explored with the assistance of design professionals to determine what configuration would best reinforce the strategic goals of the University.

c. Additional Services to be Offered

To meet the functional needs of faculty and students in Lincoln Hall, spaces would need to be reconfigured, systems modernized, and deferred maintenance items would be addressed. These needs could include electrical, plumbing, ventilation, building envelope, and interior finishes. Energy conservation could also be undertaken to reduce energy costs and contribute to a more sustainable campus. Life safety and accessibility issues would be addressed to create a safer and more inclusive environment.

d. Compliance with Master Plan

This project follows the key guiding principles for campus development, as outlined in the 2025 Master Plan. The project would upgrade and modernize an existing campus building and enhance the south side of campus. This project has also been identified as a priority in the most recent 10 Year Capital Project list. The probable project cost is currently identified as \$13,000,000.

e. Analysis of Needs Assessment Based on the Facilities Utilization Report

Lincoln Hall is a well-constructed and historically significant building on the campus of SDSU. It was originally constructed in 1927 and with adequate reinvestment could have another 90 years of useful life. However, it has not received substantial modernization or renovation to support academic

activities since it was converted to academic space in the late 1970s. Recent modernization of the building has taken place in a piecemeal fashion and limited to single systems or small areas within the building. Maintenance and repairs completed in the building over the past 15 years include roof replacement, partial asbestos abatement, chiller replacement, air handling unit repairs, tuckpointing, and fire alarm system replacement. Properly maintained facilities reflect the pride of the institution. South Dakota State University must address basic facility needs in an energy efficient and fiscally responsible manner to continue to attract talented faculty and students. Investment in Lincoln Hall could add quality academic space to the University's capital asset portfolio.

f. Location

Lincoln Hall is located on the southeast corner of the Campus Green directly east of the historic Sylvan Theater and Coughlin Campanile. Lincoln Hall creates the southern boundary or edge of the campus green. It sits on the primary north south axis of the green as defined by Avera Health & Science, Morrill Hall, and Solberg Hall. The prominent location of the building and historic significance are additional factors that compel the University to undertake a significant renovation of the building.

The building is adjacent to parking and other significant academic buildings. The library was converted into office and laboratory space for the Music Department in 1978. The original stack area was modified in 1982, but remains archival storage. The building holds four floors of office and laboratory space, a fifth floor mechanical room and three levels of steel storage shelving in the original closed stacks area of the library. The gross floor area of Lincoln Hall is 46,200 square feet.

Lincoln Hall consists of a durable concrete, masonry, and steel structure. The exterior cladding consists of original stone and masonry with metal door and window systems. Interior finishes include terrazzo and stone flooring, plaster walls and ceilings; as well as, distinctive architectural plaster details. The original reading room (Peterson Recital Hall) and circulation desk area contained eight skylights. The floor-to-floor heights within the building range from 10'-0" to 25'-0". There could be some limitations to the building program based on existing conditions, but these conditions could be overcome with adequate planning.

g. Reallocation of Old Space

Completion of the project could result in available space in Wagner Hall, West Hall, or McFadden Hall. Potential department assignments will not be determined until the planning services are complete. SDSU considers it likely that the vacant space created by this project would be backfilled by Departments currently being housed in space that does not sufficiently address their program needs. It is the University's goal to consolidate departments in space that meets their functional needs and creates operational efficiencies that serve the long term strategic goals of the University.

h. Proposed Funding Source(s)

The overall scope of the project is unknown at this time. Based on historic data the current probable project cost estimate is \$13,000,000. Funding sources for the project are likely to include private donor funding and Higher Education Facility Funds.

i. Budget for Development of a Facility Program Plan

FY18 HEFF Planning and Design funds will be used for the space planning and programming services necessary to conduct this planning study, conceptual design, and cost analysis. The budget for these services is \$100,000. A work requested has been submitted.