

SOUTH DAKOTA BOARD OF REGENTS

Budget and Finance

AGENDA ITEM: 7 – H

DATE: August 10, 2017

SUBJECT: SDSU Pugsley Center Renovation – Preliminary Facility Statement

South Dakota State University requests approval of its Preliminary Facility Statement to begin planning for the renovation of the Pugsley Center. Currently, the music and theater departments occupy approximately 13,000 net square feet (nsf) within Pugsley Center. Christie Ballroom is more than 50% of this space.

Pugsley Center was constructed in 1940 as the University Student Union. Since that time, two additions have been constructed, the first in 1957 and the second in 2007. SDSU has identified this building as a priority for reinvestment.

In the fall of 2019, the music and theater departments at SDSU will move to the newly completed Performing Arts Center Addition. This will create an opportunity for SDSU to maximize the use of the existing Pugsley Center space, upgrade the building’s performance, and enhance opportunities for academic use. In addition to this space renovation, the current building assessment recognizes the following renovation areas:

- Christy Ballroom – SDSU will explore renovation to this space for academic classrooms, meeting spaces and offices. This space is 7,200 nsf with ample floor to ceiling height allowing for the possible construction of a mezzanine area.
- Teaching, Learning & Leadership (TLL) Department – this department includes the Center for Early Childhood Development. Upgrades in this area would include upgrades to the existing building security system and building access. Additional renovations would be done in this area during the summer months to limit interruption to current operations.
- Instructional Technologies Center (plus other office, classroom, support space for academic use) – this space accounts for approximately 15,000 nsf. Current occupants of this area would be relocated during renovation within the building.
- Upgrades – the renovation project would upgrade systems to meet or exceed the core facility needs required by accredited programs. These items would address deferred maintenance items along with upgrades to utilities, landscaping, drainage, windows, mechanical, electrical, life safety, accessibility, energy efficient building envelop,

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

asbestos abatement and interior finishes. The energy conservation efforts will be undertaken to reduce energy costs and contribute to a more sustainable campus. The life safety, accessibility, and security issues would be addressed to create a safer and more inclusive environment.

Pugsley Center is located on the south side of the SDSU campus green and sits prominently on the corner of Medary Avenue and 8th Street in Brookings. The building holds four floors of office, classroom, and laboratory space. Mechanical space is located in the lower level and the fifth floor of the building. The center has an area of 67,965 gross square feet.

The overall scope of the project will need to be determined, but an initial cost estimate is \$15,000,000. Additional details of the project can be found in SDSU's attached Preliminary Facility Statement. SDSU expects project funding to come from private donors, HEFF, and university funds. HEFF Planning and Design funds will be budgeted at \$110,000 for space planning and programming services to complete the planning study, conceptual design and cost analysis. If approved, the Board president should appoint a building committee representative to the project.

**PRELIMINARY FACILITY STATEMENT
PUGSLEY CENTER 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 the Pugsley Center.

a. General Programmatic Needs to be Addressed

In the fall of 2019 the Music and Theater Departments will move from the Pugsley Center to the newly completed Performing Arts Center Addition. The move will generate approximately 13,000 net square feet (nsf) of inactive space in the Pugsley Center. More than 50% of the available space will reside within the vacant Christie Ballroom. The vacancy within the building will create an opportunity to make significant upgrades to the building envelope, systems, and finishes that would not be accomplished as easily if the building were fully occupied. The University could consider reassignment of portions of the existing building to other academic departments realigning the space within the building to campus needs. The renovation of the Pugsley Center would maximize the use of existing space, upgrade building performance, and enhance opportunities for academic use. To accomplish these goals the University would like to explore the potential for major renovation of the Pugsley Center into a facility that will support the contemporary needs of students and faculty.

Christy Ballroom presents a unique opportunity for space use within the Pugsley Center. After the completion of the Performing Arts Center Addition the University will no longer have the need for the space in its current configuration. It is the desire of the University to explore renovating the space for academic classrooms, meeting spaces, and offices. The space is 7,200 net square feet and has ample floor to ceiling height. Due to the generous floor to ceiling height in the former ballroom the University would explore construction of a mezzanine within the space to accommodate more academic functions within the building.

The Pugsley Center also contains the Teaching, Learning & Leadership (TLL) Department. The TLL Department includes the Center for Early Childhood Development. Through renovation, the University would seek to improve building security and access to the preschool education and kindergarten programs housed in this portion of the building. The program would remain operational within the building throughout construction. Major renovation of the building in areas occupied by the Early Childhood Development Program would need to be limited to summer months.

The remainder of the building consists of offices, classrooms, and support spaces for academic programs and the Instructional Technologies Center. This accounts for approximately 15,000 nsf of space within the building. Most of the occupants within this space would be temporarily relocated to accomplish major renovation within the building. A new location would be identified during the pre-design phase with input from the design team and affected departments.

As part of the renovation project the facility would be upgraded to meet or exceed the core facility needs required by accredited programs. The renovation would address deferred maintenance items that have been identified. These items would include upgrades to utilities, landscaping, drainage, windows, mechanical, electrical, life safety, accessibility, energy efficient building envelope, asbestos abatement and interior finishes. Energy conservation would also be undertaken to reduce energy costs and contribute to a more sustainable campus. Life safety, accessibility, and security issues would be addressed to create a safer and more inclusive environment.

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

The Pugsley Center, built in 1940 as the University Student Union, has been identified as a priority for reinvestment. Two additions were constructed, the first in 1957 and the second in 2007. The facility is fundamentally well constructed and major renovation would yield decades of additional useful life for academic programs within the building. The building has been adapted to different uses over its lifetime. In the past 77 years there have been a number of focused renovation, maintenance, and repair projects accomplished, which include: academic office space, Early Childhood Development class laboratories, roof replacement, elevator replacement, and chiller upgrade. There have not been significant whole building system upgrades for over twenty years. The backlog of maintenance and repair needs point toward building renovation and renewal in lieu of limited remodeling efforts. South Dakota State University must continue to address facility needs in an energy efficient and fiscally responsible manner to attract talented faculty and students. Well maintained and upgraded facilities reflect the pride of the institution. Investment in the Pugsley Center would add quality academic space to the University's capital asset portfolio, address existing functional concerns in the Teaching, Learning, and Leadership spaces, and provide space that better meets the needs of students, faculty, and staff.

c. Additional Services to be Offered

To meet the functional needs of faculty and students in the Pugsley Center, spaces would need to be reconfigured, systems modernized, and deferred maintenance items would be addressed. These needs could include electrical, fire suppression, plumbing, ventilation, building envelope, and interior finishes. Energy conservation could also be undertaken to reduce energy costs and contribute to a more sustainable campus.

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 historic campus green. This project has also been identified as a priority in the most recent 10 Year Capital Project list.

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

The Pugsley Center 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 flooring, plaster walls and ceilings. Renovated areas of the building consist of contemporary construction materials, which include: storefront glazing systems, suspended acoustical ceiling, metal stud and gypsum board. The floor-to-floor heights within the building range from 9'-6" in the lower level to 13'-4". The floor to ceiling height in the Christy Ballroom is 16'-7" with an additional 7'-0" to 9'-0" of space above the hung plaster ceiling. Analysis of the cost to benefit of a mezzanine space in the ballroom would be performed as part of the design and programming efforts for the building. There would be limitations; as well as, potential to create attractive and functional academic spaces within the existing ballroom.

Existing asbestos containing materials would be remediated as part of the renovation project. Asbestos containing materials have been abated in portions of the building that have been renovated since 1990. Major areas included in this work are the main level of the 1957 addition, third floor of the original building, and piping in the service tunnels. Hazardous materials remain in exterior caulking, siding, mechanical equipment insulation, floor tile, and spray-on acoustical material. The estimated cost for full remediation is approximately \$450,000.

A number of the maintenance, repair, and renovation projects would impact the entire building. These projects include: elevator, electrical, window replacement, HVAC upgrades, fire sprinkler system, interior finishes, and asbestos abatement. Temporary space would be identified to house programs impacted by the project. Work in the Teaching, Learning, & Leadership space would be restricted to summer months when classes are not in session.

All academic space would require networking and telephone capabilities. The facility would maintain wireless access to the University network. The quantity of wired connections required would be further defined as the building space program is explored.

Landscaping around the building would include removal of abandoned equipment and screen fences. The landscaping on the west side of the building would be refurbished to provide an attractive outdoor area and continue the outdoor aesthetic created by the Campus Green, Alumni Center, and President's Home. Other outdoor amenities such as: seating, bike racks, sidewalk access, playground, drop-off loop and turf areas would be considered in the design.

f. Location

The project will be located in the Pugsley Center. The building is located on the south side of the Campus Green directly south of the historic Sylvan Theater and sits prominently on the corner of Medary Avenue and 8th Street. The building is adjacent to parking and other significant academic buildings. The building was constructed as the University Student Union and used as such until it was converted into academic space in 1974. The building holds four floors of office, classroom, and laboratory space. Mechanical space is located in the lower level and fifth floor of the building. The area of the Pugsley Center is 67,965 gross square feet.

g. Reallocation of Old Space

The building would provide space for existing academic programs. Specific programs would be identified in programming and space planning exercises with the guidance of the design team, faculty, and administration. There are a number of potential programs that would be a good fit for the Pugsley Center. One potential option would include consolidating the Teaching, Learning & Leadership program in the building along with administrative functions for the College of Education & Human Sciences. The building could provide office, classroom, and potential laboratory space for academic use.

Completion of the project could result in available space in Briggs Library, Wagner Hall and Wenona 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 \$15,000,000. Funding sources for the project are likely to include private donor funding, Higher Education Facility Funds, and University Funds.

i. Budget for Development of a Facility Program Plan

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 \$110,000. A work requested will be submitted upon Board of Regents approval of the PFS.