

**SOUTH DAKOTA BOARD OF REGENTS**

**Budget and Finance**  
**Consent**

**AGENDA ITEM: 4 – N**  
**DATE: December 5-7, 2017**

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**SUBJECT**

**M&R Projects**

**CONTROLLING STATUTE, RULE, OR POLICY**

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

**BACKGROUND/DISCUSSION**

Maintenance and Repair projects with costs of more than \$250,000 require Board approval.

**IMPACT AND RECOMMENDATIONS**

Approval of these projects will allow the campuses to proceed to full design and construction.

**ATTACHMENTS**

Attachment I – List of Maintenance and Repair Projects by Campus

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**DRAFT MOTION 20171205\_4-N:**

I move to approve the maintenance and repair projects as listed on the attachment.

**Maintenance and Repair Projects**  
((\$250,000-\$1,500,000))

**Black Hills State University**

**Donald E. Young Center – Wellness Center:** At the December 2016 meeting, the Board of Regents approved the BHSU’s Preliminary Facility Statement to begin planning for future construction of a Wellness Center addition to the Young Center. BHSU proposed raising two-thirds of the cost of the addition from private funds and one-third of the cost will be funded with general activity fee (GAF) or other cash. No GAF increase will be requested to debt finance the facility. The cost develop the Facility Program Plan (FPP) was not to exceed \$50,000. The pre-design and site analysis and renderings phase services cost \$62,420. Therefore, BHSU requests an additional \$12,420 to be paid with GAF bringing the total cost of the schematic and pre-design development to \$62,420.

**South Dakota State University**

**Avera Health & Science Center – Renovation:** The Avera Health and Science building, completed in 2011, has classroom laboratories in rooms 150 and 168 that do not reflect the current trends in learning environments or the pharmaceutical profession. The issues include fixed furniture that do not support current teaching methods, technology that is becoming dated, and general space configuration that does not reflect the professional setting students will be entering after graduation. For these reasons, the Pharmacy Department at SDSU initiated a request to renovate the classroom laboratories in Avera. At a cost of \$651,000 to be paid using departmental funds (tuition and fees), this renovation would involve replacing the fixed islands with mobile stations that could be configured in a variety of ways to suit different teaching methods and learning styles, and updating the classroom technology in order to make the learning experience more interactive. Video displays would allow faculty and students to connect digitally from anywhere in the room. The added connectivity would allow for more seamless interaction between faculty and student groups plus resources available outside the university. Upgrades to technology and furnishing would enhance collaboration opportunities amongst students in the classroom. One third of the project budget will be devoted to technology and furnishings to support the changes in instruction. The remainder is to upgrade the facilities and provide design services that will properly support the educational efforts.

**Bailey Rotunda Hall – Restroom Renovation (Phase 1):** This design and construction project is to renovate four restrooms in Bailey Rotunda Hall to meet university design and construction standards, ADA guidelines. It does not require any structural modifications and is primarily an interior design project that would replace the plumbing fixtures, toilet partitions, ceramic tile finishes, light fixtures, galvanized plumbing systems and toilet accessories. M&R fee and general funds M&R for this project were originally approved for Morrill Hall projects but have been transferred to Rotunda Hall in the amount of \$330,000.

**Campus – Intramural Fields Relocation:** Using revenues from the 2016 BOR approved increase in the general activity fee (GAF) by \$4.50/credit hour, SDSU will relocate the Warren Williamson intramural fields to the current location of the outdoor football practice fields. The

double crown practice fields would be renovated to create intramural fields for student recreation. Regrading the existing fields, improving drainage from the area, installing electrical, water, storm sewer, and sanitary sewer utilities are included in this project. Lighting for the fields will include relocation of the existing light poles and refitting the fixtures to improve energy efficiency. Concrete walks will be installed at the periphery of the new fields for site access. The cost for this project is \$595,000.

**Campus – Parking Lot 158 Resurfacing:** Using parking and traffic fees, this \$525,000 project includes milling the edges of the parking lot near the curbs, repairing potholes, and adding an asphalt overlay to the existing surface. An additional 2/3 of the parking lot was added due to good unit prices and available funding.

**Central Chiller Plant – Renovation:** SDSU’s full design and construction to add an additional 525-ton modular chiller and cooling tower to the Central Chiller Plant is necessary as the current chiller capacity is at a threshold point and lacks utility infrastructure redundancy. If one chiller breaks down, the remaining chillers will not be able to meet the demand from all of the buildings that are connected. The surplus capacity (redundancy) originally assumed is not able to meet the needs due to the renovation of Brown Hall and the installation of air conditioning to the building. This project will also replace the failed chiller serving Larson Commons and connect this to the central plant as well. In addition, future plans are to replace the chiller in Wagner Hall and connect this building to the Central Chiller Plant. These loads will reduce the surplus capacity to a point that any additional connected load needs to provide a new chiller to provide adequate future redundancy. The Central Chiller Plant was constructed on a modular basis. Each chiller generates 525 tons of chilled water. There is space in the facility for two more modular chillers. SDSU would prefer to continue in this modular fashion and install one additional 525-ton chiller that will satisfy at least the planned projects for Pierson Hall and Mathews Hall and replace some of the surplus capacity utilized in renovating Brown Hall and service Larson Commons. The \$1,400,000 cost will be funded from rent revenues.

**Wagner Hall – Replace Chiller with Connection to Central Chiller Plant:** This project will be the full design and construction to replace the 50-year old chiller. The building will be connected to the Central Chiller Plant and the chilled water distribution system. The existing chiller has exceeded its expected life and has been rebuilt multiple times and will require rebuilding again in the near future. SDSU would take advantage of the efficiency and redundancy of the central chilled water system and proximity of Wagner Hall to the central chilled water system to connect this facility. A new distribution main will be constructed that will branch from the existing system. This will extend to Wagner Hall, a plate and frame heat exchanger will be installed with new distribution pumps that will provide chilled water to the air handling units in the penthouse of the building. General funds M&R in the amount of \$595,000 will be used for this project. Originally, these funds were intended to be used to replace/upgrade two air handling units and controls in Rotunda Hall.