

**SOUTH DAKOTA BOARD OF REGENTS**

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

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

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**SUBJECT**

**FY19 Auxiliary System M&R Projects**

**CONTROLLING STATUTE, RULE, OR POLICY**

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

[BOR Policy 5:25 Auxiliary Revenue System](#)

**BACKGROUND/DISCUSSION**

The auxiliary system encompasses all the facilities that are pledged under the Board of Regents’ bond covenants – generally it includes the student unions, wellness centers, residential facilities and a number of the parking systems. To achieve an adequate maintenance and repair program for all auxiliary buildings, the goal is to spend an average of two percent a year of the total building replacement value. After the operating costs are covered, excess revenues flow to the Repair and Replacement Reserve Fund which is then available to fund maintenance projects. The fund is used to cover the cost of maintenance and repair, renewals, renovations, and replacements not paid as part of the ordinary operation.

Each year, the institutions identify planned projects that will be funded with auxiliary funds. Approval of the list provides Board approval for the projects. Throughout the year, additional projects can be added or the list can be revised in accordance with Board Policy 6:6(8).

**IMPACT AND RECOMMENDATIONS**

The FY19 available funding is \$12,857,300.

Approval of the FY19 HEFF Maintenance and Repair projects will allow the universities to begin project planning and completion in a timely manner.

**ATTACHMENTS**

Attachment I – Attachment I includes the campus designated projects, the estimated project cost, and the project’s fund source.

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

I move to approve the FY19 Auxiliary System M&R projects as presented in Attachment I.

## FY19 Auxiliary System Maintenance & Repair Projects

Project #	Building Name	Project Name	M&R Class	Fund Source	Cost Estimate
<b><u>Black Hills State University</u></b>					
6X1901	Student Union	Mudjack Kitchen Area	Repair	Bond Refunding Savings	\$100,000
6X1902	Student Union	Replace Kitchen Flooring	Repair	Bond Refunding Savings	\$50,000
6X1903	Yellow Jackets Apartments	Replace Boilers	Repair	RRR Fund	\$160,000
6X1904	Residence Halls	Fire Alarm System Upgrade	Renovation	RRR Fund	\$200,000
6X1905	Yellow Jackets Apartments	Apartment Renovation Phase III	Renovation	RRR Fund	\$400,000
6X1906	Campus	Solar Carport	Renovation	University Overhead	\$125,000
6X1907	Wenona Cook	Lobby Air Conditioner	Renovation	RRR Fund	\$40,000
				FY19 Fee M&R Projects Total	\$1,075,000
<b><u>Dakota State University</u></b>					
8X1901	Emry Hall	Hydronic Pipe Insulation Replacement	Maintenance	RRR Fund	\$35,000
8X1902	Richardson Hall	Hydronic Header Replacement	Alteration	RRR Fund	\$75,000
8X1903	Emry Hall	North Window Replacement	Renovation	RRR Fund	\$75,000
8X1904	Various Buildings	Entrance Door Replacement	Renovation	RRR Fund	\$45,000
8X1905	Various Buildings	Flooring Replacement	Maintenance	RRR Fund	\$40,000
				FY19 Fee M&R Projects Total	\$270,000
<b><u>Northern State University</u></b>					
5X1901	Various Halls	Install Security Cameras	Maintenance	Residence Hall Revenue	\$50,000
5X1902	Kramer Hall	Install Carpet in Hallways	Repair	Residence Hall Revenue	\$75,000
				FY19 Fee M&R Projects Total	\$125,000
<b><u>South Dakota School of Mines &amp; Technology</u></b>					
4X1901	Connolly Hall	Wireless Access Points	Alteration	Housing Fees/Revenues	\$40,000
4X1902	Peterson Hall	Flooring Replacement/Bathroom Renovations	Renovation	Housing Fees/Revenues	\$400,000
4X1903	Various	Residence Hall General Maintenance	Maintenance	Housing Fees/Revenues	\$120,000
4X1904	Surbeck Center	Bookstore HVAC Replacement/Renovation	Renovation	GAF/Other Revenue	\$125,000
4X1905	Surbeck Center	Stage Renovation	Renovation	GAF/Other Revenue	\$100,000
4X1906	Surbeck Center	Surbeck General Maintenance	Maintenance	GAF/Other Revenue	\$30,000
4X1907	Surbeck Center	General Paintings	Repair	GAF/Other Revenue	\$40,000
4X1908	Auxiliary Buildings	LED Upgrades	Alteration	Housing Fees/Revenues	\$60,000
4X1909	Power Plant	Campus Boiler Replacement (serves both auxiliaries and academic spaces)	Renovation	Housing Fees/Revenues	\$200,000
4X1910	Palmerton/Connolly	Water Heater Addition	Alteration	Housing Fees/Revenues	\$50,000
				FY19 Fee M&R Projects Total	\$1,165,000

Project #	Building Name	Project Name	M&R Class	Fund Source	Cost Estimate
<b>South Dakota State University</b>					
3X1901	All Halls	Concrete Replacement	Maintenance	Rent Revenue	\$50,000
3X1902	Window Unit AC Halls	Replace Portable A/C Units (Annual)	Maintenance	Rent Revenue	\$30,000
3X1903	All Halls	Interior Signage	Alteration	Rent Revenue	\$60,000
3X1904	All Halls	Outdoor Recreation Areas	Alteration	Rent Revenue	\$100,000
3X1905	Binnewies Hall	Exterior Door Replacement	Repair	Rent Revenue	\$54,100
3X1906	Binnewies Hall	Update Fire Alarm	Repair	Rent Revenue	\$253,700
3X1907	Binnewies Hall	Replace Electric Service & Motor Control Center	Repair	Rent Revenue	\$312,000
3X1908	Binnewies Hall	Domestic Water Heater Convertor	Repair	Rent Revenue	\$34,500
3X1909	Binnewies Hall	Replace Day Room A/C System	Repair	Rent Revenue	\$51,700
3X1910	Brown Hall	Corridor Flooring Replacement	Repair	Rent Revenue	\$150,000
3X1911	Brown Hall	Student Room Flooring Replacement	Repair	Rent Revenue	\$100,000
3X1912	Caldwell Hall	Exterior Door Replacement	Repair	Rent Revenue	\$45,000
3X1913	Caldwell Hall	Central Office And Lobby Floor Replacement	Repair	Rent Revenue	\$20,000
3X1914	Caldwell Hall	Major Elevator Maintenance	Repair	Rent Revenue	\$40,000
3X1915	Larson Commons	Remodel Concourse	Renovation	Rent Revenue	\$108,200
3X1916	Larson Commons	Roof Repairs	Repair	Rent Revenue	\$10,000
3X1917	Mathews Hall	Flooring Replacement On Residential Wings	Repair	Rent Revenue	\$172,200
3X1918	Meadows North	Stand Alone Boiler System	Repair	Rent Revenue	\$401,700
3X1919	Meadows South	Stand Alone Boiler System	Repair	Rent Revenue	\$401,700
3X1920	Meadows South	Dryer Ventilation System Replacement	Repair	Rent Revenue	\$25,000
3X1921	Meadows South	Hot Water Heater Replacement	Repair	Rent Revenue	\$52,000
3X1922	Pierson Hall	Student Room Door Replacement	Repair	Rent Revenue	\$360,400
3X1923	Pierson Hall	Window Replacement	Repair	Rent Revenue	\$532,600
3X1924	Pierson Hall	Replace Heating System With Central Heating/Cooling System	Alteration	Rent Revenue	\$1,100,000
3X1925	Skylight Apartments	Roof Replacement	Repair	Rent Revenue	\$30,000
3X1926	Young Hall	Hot Water Convertor Replacement	Repair	Rent Revenue	\$34,500
3X1927	Young Hall	Exterior Door Replacement	Repair	Rent Revenue	\$54,100
3X1928	Parking Lots	PL131 - Asphalt Overlay	Maintenance	Parking Revenues	\$11,000
3X1929	Parking Lots	PL 134 & 135 - Modifications, Repairs, And Overlay	Renovation	Parking Revenues	\$138,000
3X1930	Parking Lots	PL 118 - Mill And Asphalt Overlay	Maintenance	Parking Revenues	\$166,000
3X1931	Student Wellness Center	Replace Carpet W/Fitness Flooring	Maintenance	RRR Fund	\$265,000
3X1932	Student Wellness Center	Window Recaulking	Maintenance	RRR Fund	\$15,000
3X1933	Student Wellness Center	Student Health Clinic Flooring Replacement	Maintenance	RRR Fund	\$20,000
3X1934	Student Wellness Center	Climbing Wall Upgrades	Repair	RRR Fund	\$61,000
3X1935	Student Wellness Center	Outdoor Boulder Course	Renovation	RRR Fund	\$50,000
3X1936	Student Wellness Center	Sand Volleyball Court	Renovation	RRR Fund	\$25,000
3X1937	University Student Union	Upgrade 2 Restrooms (Including P,W, & V)	Renovation	RRR Fund	\$334,900
3X1938	University Student Union	Remodeling (Phase 1)	Renovation	RRR Fund	\$2,000,000
3X1939	University Student Union	Replace Carpet - Southeast Dining	Maintenance	RRR Fund	\$41,200
3X1940	University Student Union	Replace Carpet 2nd Floor Meeting Rooms & Public Space	Maintenance	RRR Fund	\$91,600
3X1941	University Student Union	Replace Carpet - Marketplace	Maintenance	RRR Fund	\$29,600
3X1942	University Student Union	Replace Carpet - Marketplace	Maintenance	RRR Fund	\$29,600
				FY19 Fee M&R Projects Total	\$7,861,300

Project #	Building Name	Project Name	M&R Class	Fund Source	Cost Estimate
<b>University of South Dakota</b>					
2X1901	Campus	Planning & Design		RRR Fund	\$10,000
2X1902	Brookman Hall, Burgess	Hazardous Materials Abatement	Maintenance	RRR Fund	\$50,000
2X1903	Campus	Electrical Repairs/Upgrades At Various Bldgs	Maintenance	RRR Fund	\$46,000
2X1904	Campus	Mechanical Repairs/Upgrades At Various Bldgs	Maintenance	RRR Fund	\$65,000
2X1905	North Complex, Brookman	Roof Inspections And Repairs	Maintenance	RRR Fund	\$10,000
2X1906	Auxiliary Buildings	Johnson Controls - Inspections & Repairs	Renovation	RRR Fund	\$15,000
2X1907	Brookman Hall & Norton	Residential Room Repairs/Upgrades	Maintenance	RRR Fund	\$20,000
2X1908	Muenster, Wellness, Coyote Village	Elevator Repairs	Maintenance	RRR Fund	\$30,000
2X1909	Burgess, Norton & North Complex	Data Closet Code Modifications	Maintenance	RRR Fund	\$10,000
2X1910	Burgess, Norton & North Complex	Upgrade Security Camera Systems	Maintenance	RRR Fund	\$50,000
2X1911	Beede Hall	Replace Roof	Renovation	RRR Fund	\$150,000
2X1912	Brookman Hall	Abate And Replace Flooring In Rooms	Renovation	RRR Fund	\$125,000
2X1913	Brookman Hall	New Room Signage	Renovation	RRR Fund	\$10,000
2X1914	Brookman Hall	Cooling For Lobby	Renovation	RRR Fund	\$25,000
2X1915	Brookman Hall	Irrigation And Landscaping	Renovation	RRR Fund	\$25,000
2X1916	Brookman Hall	New Windows At Lobby/Lounge Area	Renovation	RRR Fund	\$150,000
2X1917	Burgess Hall	Replace Roof	Renovation	RRR Fund	\$130,000
2X1918	Burgess/Norton	Replacement Of Water Line	Renovation	RRR Fund	\$200,000
2X1919	Burgess	Replace Damage Sewer Line That Feeds RD Apartment	Maintenance	RRR Fund	\$100,000
2X1920	Burgess	Replace Front Desk	Renovation	RRR Fund	\$10,000
2X1921	Coyote Village	Replace Water Heaters B-Wing	Repair	RRR Fund	\$350,000
2X1922	Coyote Village	Replace Condensing Units	Repair	RRR Fund	\$100,000
2X1923	Coyote Village	Replace Kitchen Flooring	Repair	RRR Fund	\$5,000
2X1924	Mickelson Hall	Replace Roof	Renovation	RRR Fund	\$300,000
2X1925	North Complex	Room Door Architectural Assessment	Renovation	RRR Fund	\$50,000
2X1926	North Complex	Duct Cleaning	Energy & Utility Saving	RRR Fund	\$30,000
2X1927	North Complex	Install New Variable Frequency Drive (Motor Controller)	Energy & Utility Saving	RRR Fund	\$20,000
2X1928	North Complex	Replace Fan Coil Units	Repair	RRR Fund	\$75,000
2X1929	Richardson	Replace Roof	Renovation	RRR Fund	\$150,000
2X1930	Muenster	Replace Stairwell Wood Veneer	Building Integrity	RRR Fund	\$50,000
				FY19 Fee M&R Projects Total	\$2,361,000
				Grand Total FY19 Auxiliary System M&R Projects	\$12,857,300