

SOUTH DAKOTA BOARD OF REGENTS

Budget and Finance

AGENDA ITEM: 7 – J

DATE: March 28-30, 2017

SUBJECT: USD North Commons Renovation – Preliminary Facility Statement

The University of South Dakota requests approval of its Preliminary Facility Statement to begin planning for the renovation of the North Commons building. This space previously housed the USD dining services. The 2014 addition to the Muenster University Center allowed USD to move all of its dining services to one location. The North Commons is no longer being used and has been unoccupied since.

USD is considering a renovation to the North Commons to provide much needed space for USD support services and student programs. The space will be set up for Campus Stores, Postal, UCopy, information technologies desktop personnel, Residence Life, TRIO, Veteran’s Affairs, and student groups.

Originally, USD estimated a renovation cost of \$1.5 million or less. Davis Design was contracted to work on this renovation project currently funded by HEFF/M&R funds. However, the project now may exceed the \$1.5 million threshold which will require Board approval.

The North Commons space will serve multiple purposes and will centrally locate some offices. This will allow USD to move other departments into the Continuing Education building in compliance with its long term Space Management Plan. By renovating this facility, USD will be able to place like services in one area rather than have them scattered across multiple locations. This will accommodate the needs of students, faculty, and staff.

Once the North Commons building is renovated and various groups moved from the Continuing Education building, the Continuing Education building will then be renovated to provide additional space for a testing center, math emporium, distance education and other programs.

Because this space is part of the revenue system, appropriate rent is required from the academic units as long as they utilize the space or until such time as the Commons space is purchased from the auxiliary system.

(Continued)

DRAFT MOTION 20170328_7-J: I move to approve USD’s Preliminary Facility Statement to plan for renovation of the North Commons Building. A building committee representative should be appointed to oversee this project.

The proposed funding sources for the project will include HEFF and possible federal grant funds. During the development of USD's Facility Program Plan for this project, more definitive funding will be developed. For the Facility Program Plan development, funds have been set aside from FY17 HEFF M&R planning funds. If approved, a building committee representative should be appointed to oversee the project.

PRELIMINARY FACILITY STATEMENT

North Commons Renovation

THE UNIVERSITY OF SOUTH DAKOTA

a. General Programmatic needs to be addressed:

The University of South Dakota North Commons building is a 20,944 square foot facility that was completed in 1969. This space previously housed the University of South Dakota Dining Services. With the building of the final phase of the Muenster University Center (MUC) in 2014, all of the dining services were moved to one location in the MUC. The space in the North Commons was no longer needed as a dining facility and has been unoccupied since.

When renovated, the North Commons Space will provide much needed space for USD support services and student programs. This space will be used for such groups as: Campus Stores, Postal, UCopy, Information Technologies Desktop personnel, Residence Life, TRIO, Veteran's Affairs, and student groups.

Originally, the University of South Dakota estimated that renovation of this space would be under \$1.5 Million and contracted with Davis Design. They provided initial design, through schematic design phase. However, it has since been determined that this project will go over the \$1.5 Million threshold, and therefore we are submitting this Preliminary Facility Statement to the South Dakota Board of Regents for approval. Currently this project is being funded by M&R/HEFF.

We believe that by renovating this vacant space, the University of South Dakota can better manage and better utilize our existing facilities. The Commons facility renovation will serve multiple purposes; it will centrally locate some offices in our support services areas, which are currently located in several different buildings around campus, and will provide office and meeting spaces for our Residence Life, TRIO, Veteran's Affairs, and student programs. Locating these services/programs all under one roof, will allow us to move other departments into the Continuing Education building per our long term Space Management Plan.

b. Analysis of the student body or constituents to be served:

The constituents served by this facility will be USD students, faculty, and staff. This move would locate some University support services and Residence Life programs into one location, affording better proximity and simultaneously serve the specific space needs for these programs.

c. Additional Services To be Offered:

The North Commons facility renovation project will allow the University to put like services in one area rather than several areas around campus. Functions currently dispersed across several locations will be housed in one location. The renovated space will accommodate the needs of students, faculty, and staff.

d. Compliance with Master Plan:

The renovation of the North Commons facility has been identified on The University Master Plan and also on the Space Analysis Review (the latter of which was performed by JBA, Inc, who conducted a yearlong study of our building needs on the USD campus). Not only will this project address the needs to bring related departments in proximity, it will also allow other departments to move into the spaces vacated by these services/programs.

e. Analysis of needs assessment based on the Facilities Utilization Report:

Not applicable

f. Location:

North Complex Commons where dining was previously located.

g. Relocation of old space, if any:

Once this renovation is completed and the services and programs moved out of their existing spaces within the Continuing Education Building, the University of South Dakota will renovate the existing Continuing Education Space. This space in the Continuing Education Building will provide space for such programs as testing center, increased Math Emporium space, distance education, etc. This will allow these programs to be housed in the same building as our Math Emporium program. Housing all of these programs into the same building will allow us to increase the size of the USD Testing Center, which has seen significant growth and is not currently large enough to meet our student needs.

h. Proposed funding source/sources:

The proposed funding sources will include South Dakota's Higher Education Facilities Funds and possible federal grants. Funding sources and amounts will be determined through the study process.

i. Budget for development of a Facility Program Plan: The budget for development of a Facility Program Plan is \$100,000.