

SOUTH DAKOTA BOARD OF REGENTS

Budget and Finance
Consent

AGENDA ITEM: 3 – P
DATE: December 4-6, 2018

SUBJECT

FY20 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 FY20 available funding is \$13,380,700. The campuses must expend two percent on average over a five-year period.

Approval of the FY20 Auxiliary System Maintenance and Repair projects will allow the universities to begin project planning and completion in a timely manner.

ATTACHMENTS

Attachment I – Auxiliary System M&R Projects (includes the campus designated projects, the estimated project cost, and the project’s fund source)

DRAFT MOTION 20181204_3-P:

I move to approve the FY20 Auxiliary System M&R projects as presented in Attachment I.

FY20 Auxiliary System Maintenance & Repair Projects

Project #	Building Name	Project Name	M&R Class	Fund Source	Cost Estimate
<u>Black Hills State University</u>					
6X2001	Yellow Jacket Apartments	Apartment Renovation Phase IV	Renovation	RRR Fund	\$400,000
6X2002	Heidepriem & Thomas Hall	Door Replacement	Maintenance	RRR Fund	\$300,000
6X2003	Heidepriem & Thomas Hall	Exterior Finishes	Maintenance	RRR Fund	\$100,000
6X2004	Humbert & Wenona Cook	Carpet, Paint, Ceiling Tile	Renovation	RRR Fund	\$500,000
6X2005	Student Union	Kitchen and Flooring Upgrade	Maintenance	Dining Commissions	\$45,000
FY20 Auxiliary M&R Projects Total					\$1,345,000
<u>Dakota State University</u>					
8X2001	Emry Hall	Window Replacement	Renovation	RRR Fund	\$60,000
8X2002	Courtyard Hall	Door Repair/ Replacement	Maintenance	RRR Fund	\$25,000
8X2003	Emry Hall	Hydronic Pipe Re-Insulation- 2nd Floor	Repair	RRR Fund	\$35,000
8X2004	Residence Halls	Flooring Replacement	Maintenance	RRR Fund	\$30,000
8X2005	Courtyard Hall	Window Replacement	Renovation	RRR Fund	\$50,000
FY20 Auxiliary M&R Projects Total					\$200,000
<u>Northern State University</u>					
5X2001	Student Center	Roof Replacement	Repair	RRR Fund	\$330,000
5X2002	Steele Hall	Carpet Replacement	Maintenance	Plant Funds	\$20,000
FY20 Auxiliary M&R Projects Total					\$350,000
<u>South Dakota School of Mines & Technology</u>					
4X2001	Various	Residence Hall General Maintenance	Maintenance	Housing Fees/Revenues	\$95,000
4X2002	Surbeck Center	Surbeck General Maintenance	Maintenance	Housing Fees/Revenues	\$30,000
4X2003	Surbeck Center	Flooring Replacement	Renovation	Housing Fees/Revenues	\$160,000
4X2004	Howard Peterson Hall	Bathroom/Flooring/Lighting/HVAC Updates	Renovation	Housing Fees/Revenues	\$325,000
4X2005	Howard Peterson Hall	Building Switches	Repair	Housing Fees/Revenues	\$40,000
4X2006	Palmerton Hall	Wireless Access Points	Alteration	Housing Fees/Revenues	\$40,000
4X2007	Palmerton Hall	Flooring Replacement	Renovation	Housing Fees/Revenues	\$400,000
4X2008	Surbeck Center	Customer Service Renovation	Renovation	Housing Fees/Revenues	\$40,000
4X2009	Surbeck Center	General Painting	Repair	Housing Fees/Revenues	\$48,000
4X2010	Various	Door Access Upgrade	Renovation	Housing Fees/Revenues	\$100,000
4X2011	Surbeck Center	Roof Repair	Repair	Housing Fees/Revenues	\$25,000
FY20 Auxiliary M&R Projects Total					\$1,303,000

Project #	Building Name	Project Name	M&R Class	Fund Source	Cost Estimate
South Dakota State University					
3X2001	Meadows North	HVAC & Stand Alone Boiler Renovations	Building Integrity	Rent Revenue	\$402,000
3X2002	Meadows South	HVAC & Stand Alone Boiler Renovations	Building Integrity	Rent Revenue	\$402,000
3X2003	Pierson Hall	Window and door replacement	Building Integrity	Rent Revenue	\$704,900
3X2004	Binnewies	Full building ceiling replacement	Building Integrity	Rent Revenue	\$225,500
3X2005	Mathews Hall	Update Fire Alarm System	Building Integrity	Rent Revenue	\$258,000
3X2006	Residence Halls Infrastructure	Chilled Water Infrastructure Enhancements	Programmatic Suitability	Rent Revenue	\$500,000
3X2007	Residence Halls	Concrete Replacement	Building Integrity	Rent Revenue	\$100,000
3X2008	Residence Halls	Interior Signage	Programmatic Suitability	Rent Revenue	\$10,000
3X2009	Residence Halls	Replace Portable A/C Units	Building Integrity	Rent Revenue	\$10,000
3X2010	Residence Halls	Maintenance Painting of One Hall (Meadows)	Building Integrity	Rent Revenue	\$200,000
3X2011	Mathews Hall	Ceiling Replacement	Building Integrity	Rent Revenue	\$86,100
3X2012	Pierson Hall	Ceiling Replacement	Building Integrity	Rent Revenue	\$86,100
3X2013	Pierson Hall	Flooring Installation	Building Integrity	Rent Revenue	\$286,900
3X2014	Pierson Hall	Maintenance Painting	Building Integrity	Rent Revenue	\$200,000
3X2015	Mathews Hall	Air Conditioning (FY20 & FY21)	Programmatic Suitability	Rent Revenue	\$830,000
3X2016	Residence Halls Infrastructure	Planning Project for Infrastructure & Building Upgrades for Future HVAC Upgrades of Binnewies, Young, and Matthews Halls	Programmatic Suitability	Rent Revenue	\$300,000
3X2017	University Student Union	Phase 1 Remodeling	Renovation	RRR	\$2,000,000
3X2018	Parking Lots	Crack Seal	Repair	Parking & Traffic Revenues	\$50,000
3X2020	Parking Lots 134 & 135	Access Modifications, Renovations, & Repairs	Renovation	Parking & Traffic Revenues	\$500,000
3X2020	Parking Lots 118 & 163	Mill and Overlay Parking Lots	Repair	Parking & Traffic Revenues	\$240,000
3X2021	Student Wellness Center	Convert Existing Lighting to LED	Renovation	RRR	\$85,000
3X2022	Student Wellness Center	Repaint Gymnasium/Spine/Offices	Maintenance	RRR	\$110,000
3X2023	Student Wellness Center	Install 3 Drop-down Volleyball Nets	Renovation	RRR	\$60,000
3X2024	Student Wellness Center	Restroom Repairs	Maintenance	RRR	\$26,500
3X2025	Student Wellness Center	Replace Landscaping South & West of Building	Maintenance	RRR	\$40,000
3X2026	Student Wellness Center	Install Window Treatments @ Weights Area	Renovation	RRR	\$113,700
3X2027	Student Wellness Center	Combine Studios B & C	Renovation	RRR	\$60,000
				FY20 Auxiliary M&R Projects Total	\$7,886,700

Project #	Building Name	Project Name	M&R Class	Fund Source	Cost Estimate
University of South Dakota					
2X2001	Campus	Planning & Design			\$50,000
2X2002	North Complex, Norton	Hazardous Materials Abatement (asbestos, lead paint)	Maintenance	RRR Fund	\$50,000
2X2003	North Complex, MUC	Generator Testing	Maintenance	RRR Fund	\$10,000
2X2004	North Complex, Burgess, Norton, Brookman, Coyote Village, McFadden	Testing & Repair Fire Alarm	Maintenance	RRR Fund	\$25,000
2X2005	Burgess, Norton	Exhaust System Repairs	Maintenance	RRR Fund	\$30,000
2X2006	Coyote Village, North Complex	Transformer Inspections and Repairs	Maintenance	RRR Fund	\$10,000
2X2007	Coyote Village, North Complex	Water Softener Inspection & Repairs	Maintenance	RRR Fund	\$10,000
2X2008	North Complex, Burgess, Norton	Water Heater Inspection & Repairs	Maintenance	RRR Fund	\$25,000
2X2009	Brookman	Roof Inspections and Repairs	Maintenance	RRR Fund	\$10,000
2X2010	Burgess, Norton	AC and Chiller Maintenance Repair	Maintenance	RRR Fund	\$20,000
2X2011	North Complex, Norton	Controls Inspections & Repairs (JCI)	Renovation	RRR Fund	\$15,000
2X2012	Coyote Village, Brookman, Norton	Maintenance Floor Covering Replacement - Various Building	Maintenance	RRR Fund	\$10,000
2X2013	McFadden, Coyote Village, Brookman, North Complex	Maintenance Painting and Finishes - Various Buildings	Maintenance	RRR Fund	\$10,000
2X2014	Coyote Village, MUC	Elevator Repairs	Maintenance	RRR Fund	\$50,000
2X2015	North Complex, Norton	Data Closet Code Modification	Maintenance	RRR Fund	\$10,000
2X2016	North Complex, Coyote Village, Brookman	Campus Camera and Emergency System Install and Upgrades and Panic Buttons at Residence Hall Reception Desks	Maintenance	RRR Fund	\$100,000
2X2017	North Complex, Brookman	Key Master System	Repair	RRR Fund	\$10,000
2X2018	Burgess, Norton, Coyote Village, Brookman, North Complex	Replace RHD Office Door and Add Window	Renovation	RRR Fund	\$15,000
2X2020	Beede/Mickelson	Replace Front Desk	Renovation	RRR Fund	\$15,000
2X2020	Brookman	RHD Renovation	Renovation	RRR Fund	\$50,000
2X2021	Coyote Village	Repaint Corridor Walls and Rooms	Repair	RRR Fund	\$150,000
2X2022	McFadden	Repaint Residence Rooms and Corridors	Repair	RRR Fund	\$150,000
2X2023	Norton	Interior Renovations	Renovation	RRR Fund	\$91,000
2X2024	232 E. Cherry House	Replace Siding, Windows, Painting, HVAC	Renovation	RRR Fund	\$50,000
2X2025	Richardson/Olson	DDC Room Controls Update	Maintenance	RRR Fund	\$400,000
2X2026	Richardson/Olson	Demolish Abandoned Hot Water Heater System	Maintenance	RRR Fund	\$40,000
2X2027	Richardson/Olson	Renovate Room 152	Renovation	RRR Fund	\$50,000
2X2028	Richardson/Olson	Mailbox Keys	Repair	RRR Fund	\$10,000
2X2029	Muenster	Replace Ballroom Flooring	Repair	RRR Fund	\$100,000
2X2030	Muenster	Replace Operable Partitions at Ballroom	Repair	RRR Fund	\$150,000
2X2031	Muenster	Window Wall and Sill Replacement at MUC Addition	Repair	RRR Fund	\$100,000
2X2032	Muenster	Electrical for Compactor	Repair	RRR Fund	\$25,000
2X2033	Muenster	Fixed Kitchen Equipment	Repair	RRR Fund	\$250,000
2X2034	Muenster	Install New Glass Door - Student Org Room	Renovation	RRR Fund	\$20,000
2X2035	Wellness Center	Replace Water Heaters	Repair	RRR Fund	\$20,000
2X2036	Wellness Center	Replace Plumbing Fixtures in Locker rooms	Renovation	RRR Fund	\$35,000
2X2037	Wellness Center	Install Water Softener System	Renovation	RRR Fund	\$30,000
2X2038	Wellness Center	Replace Flooring	Repair	RRR Fund	\$100,000
				FY20 Auxiliary M&R Projects Total	\$2,296,000
				Grand Total FY20 Auxiliary System M&R Projects	\$13,380,700