

SOUTH DAKOTA BOARD OF REGENTS

Budget and Finance

AGENDA ITEM: 9 – J
DATE: June 26-28, 2018

SUBJECT

USD Dakota Dome Renovation Phase I – Outdoor Football Practice Field Facility Design Plan

CONTROLLING STATUTE, RULE, OR POLICY

- [SDCL 5-14-1](#) Classification of Capital Improvements
- [SDCL 5-14-2](#) Supervision by Bureau of Administration of Capital Improvement Projects – Payment of Appropriated Funds
- [SDCL 5-14-3](#) Preparation of Plans and Specifications for Capital Improvements – State Building Committees – Approval by Board or Commission in Charge of Institution
- [BOR Policy 6:4](#) Capital Improvements
- [BOR Policy 6:6](#) Maintenance and Repair
- [HB 1060 \(2018\)](#) Renovate Dakota Dome at USD

BACKGROUND / DISCUSSION

USD’s Preliminary Facility Statement for the Dakota Dome Renovation was approved by the Board at the October 2017 Board meeting. Regent Schieffer was appointed to the building committee. During the December 2017 Board meeting, USD’s Facility Program Plan was approved by the Board. USD is now submitting its Facility Design Plan for the Dakota Dome renovation. Since the approval of the Facility Program Plan, USD is requesting to add an outdoor football practice field as the first phase of this project. The second phase will be the interior renovations of the Dakota Dome as listed in the Facility Program Plan. The phased plan provides an artificial turf playing surface so teams can practice while the interior is being renovated as well as to facilitate the transition to Phase 2, which otherwise could not start until after the upcoming football season. During the May 21, 2018, building committee meeting, the committee approved the Facility Design Plan for the outdoor practice field as part of the Dakota Dome renovations and approved the phased approach to this project. The Guaranteed Maximum Price for the outdoor practice field of \$2,115,000 was approved by the building committee.

(Continued)

DRAFT MOTION 20180626_9-J:

I move to approve the Facility Design Plan for Phase 1 – Outdoor Football Practice Field of USD’s two-phase Facility Design Plan for the renovation and redevelopment of the Dakota Dome at the Vermilion campus. The total cost is not to exceed \$26.32M and will be funded using private donations (\$14,500,000), USD local Other funds (\$6,419,602), and HEFF M&R proceeds (\$5,400,398). Phase 1 is now estimated at \$2,115,000.

Phase 1: Outdoor practice football field will provide an updated synthetic practice field and additional turf area for football practice. It will provide additional area for both athletics and intramural sports to practice while other events are occurring within the Dakota Dome.

Phase 2: Interior renovations will provide upgrades to plumbing, mechanical, and electrical systems. It will also improve ADA, restroom facilities, locker rooms, meeting rooms, coaches' offices, seating, concourse, concessions, etc. These renovations will update the facility to meet current international building and fire code requirements.

The overall Dakota Dome renovation project cost is \$26,320,000. Phase 1: Outdoor Football Practice Field project cost is \$2,115,000. The following shows the breakdown of the cost estimate for Phase 1.

Total Estimate Of Probable Construction	
Costs	\$1,814,000
CMR Fee	\$75,000
A & E Fee	\$187,500
Owner's Contingency:	\$38,500
PROJECT TOTAL	\$2,115,000

Proposed funding sources for costs of (i) construction, (ii) ongoing operations, and (iii) maintenance and repair are:

- (i) Source of funding for the Dakota Dome renovation is outlined below. The \$14,500,000 in private donations will be bonded through the South Dakota Building Authority with the principal and interest cost guaranteed by the USD Foundation. The \$6,419,602 is USD local other funds and the \$5,400,398 is HEFF M&R.
- (ii) There is no impact to operating costs, or utility costs. The utilities are paid with the state-funded utility allocation; operating costs are paid from facility and athletic revenues.
- (iii) There is no impact to future maintenance and repair needs which is covered with HEFF.

FUNDING FOR THE PROJECT	Facility Design Plan March 2018
Private donations	\$14,500,000
USD local other funds	\$6,419,602
HEFF M&R Proceeds	\$5,400,398
Total	\$26,320,000

Additional details of this Facility Design Plan can be reviewed in Attachment I.

USD Dakota Dome Renovation Phase 1 FDP

June 26-28, 2018

Page 3 of 3

IMPACT AND RECOMMENDATIONS

USD requests approval of Phase 1 of the Facility Design Plan for the outdoor football practice field project not to exceed \$2,115,000. The total renovation and redevelopment of the USD Dakota Dome is not to exceed \$26,320,000.

ATTACHMENTS

Attachment I – USD Dakota Dome Renovation Phase 1 FDP

FACILITY DESIGN PLAN

Dakota Dome Renovation – Phase 1: Outdoor Football Practice Field

THE UNIVERSITY OF SOUTH DAKOTA

Introduction:

The Facility Program Plan for the Dakota Dome Renovation was approved by the board in December 2017.

The Dakota Dome Renovation will be split into two phases. The first phase will include the Outdoor Football Practice Field and the second phase will be the Interior Renovations within the Dakota Dome. The phased plan provides an artificial turf playing surface so teams can practice during the interior renovations as well as to facilitate the transition to phase II which otherwise could not start until after the upcoming football season.

Phase 1: Outdoor practice football field will provide an updated synthetic practice field and additional turf area for football to practice on. It will provide additional area for both Athletics and intramural sports to practice while other events are occurring within the Dakota Dome.

Phase 2: Interior Renovations will provide upgrades to plumbing, mechanical, and electrical systems. It will also improve ADA, restroom facilities, locker rooms, meeting rooms, coaches offices, seating, concourse, concessions, etc. These renovations will update the facility to meet current International Building and Fire Code requirements.

a. Architectural, mechanical, and electrical schematic design:

The new outdoor football practice field will be located on the Northwest corner of campus. (Directly north of the existing Dakota Dome) It consists of a new synthetic turf for a full size football field running north/south with an extra synthetic turf area on the southeast of the main field for individual drills, etc. The synthetic turf will include all earthwork, subgrade work, geotextile fabric, base and finish stone, drain tile, concrete curb, and treated nailer for complete synthetic field installation. The project will also include underground utilities for storm drainage, potable water, and electrical as needed for the new field. Finally, the field will include a retaining wall on the north end of the field, two (2) filming towers, and a six foot chain-link fence that will encompass the new synthetic field. There is an alternate to add masonry columns around the field that would tie into the chain-link fence.

Mechanical systems:

New underground utilities for storm drainage from field and potable water at field for drinking water.

Electrical systems:

New pad mount electrical switch, new electrical service with transformer, new fiber will be brought to the field. All electrical gear will be housed in waterproof cabinets which will be located within the fenced area. There is an alternate to add field lighting for the synthetic turf areas.

b. Changes from Facility Program Plan:

The only change is that it is a phased project, with the first phase of the project being the outdoor football practice field and the second phase being the indoor renovations to the Dakota Dome.

c. Impact to existing building or campus-wide heating/cooling/electrical systems:

The outdoor football practice field will not affect heating and/or cooling. However, there is the potential for some small increase in electrical usage if the alternate to install outdoor lighting to the practice field is accepted. However, this usage should be minimal due to the field primarily used during the day.

d. Total project cost estimate:

The overall Dakota Dome Renovation project cost is \$26,320,000. Phase 1: Outdoor Football Practice Field project cost is \$2,115,000. The following presents the breakdown of the cost estimate for Phase 1.

Total Estimate Of Probable Construction Costs	\$1,814,000
CMR Fee	\$75,000
A & E Fee	\$187,500
Owner's Contingency:	\$38,500
PROJECT TOTAL	\$2,115,000

FUNDING FOR THE PROJECT	Facility Design Plan March 2018
Private donations	\$14,500,000
USD local other funds	\$6,419,602
HEFF M&R Proceeds	\$5,400,398
Total	\$26,320,000

e. Changes from cost estimate for operational or M&R expenses:

There are no changes from Facility Program Plan