

SOUTH DAKOTA BOARD OF REGENTS

Budget and Finance

**AGENDA ITEM: 7 – U
DATE: March 27-29, 2018**

SUBJECT

SDSU Pierson Hall HVAC Upgrades Preliminary Facility Statement

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

BACKGROUND / DISCUSSION

SDSU is submitting their Preliminary Facility Statement for upgrading Pierson Hall’s heating, ventilating, and air conditioning systems. Pierson Hall is a traditional dormitory on the SDSU campus. The facility was constructed in 1965. The intent of this project is to modernize the heating, ventilating, and air conditioning systems throughout the building. The scope of the project will be replacement of the hot water radiation system throughout the building and installation of a new central air conditioning system to serve the residents. These repairs are necessary to extend the service life of the building and offer contemporary amenities found in other campus housing.

Additional details of the Preliminary Facility Statement can be reviewed in Attachment I.

IMPACT AND RECOMMENDATIONS

SDSU requests approval of this Preliminary Facility Statement so a consulting engineering firm may be procured to design the upgrades to Pierson Hall’s heating, ventilating, and air conditioning systems.

SDSU further requests that the project be exempted from the capital improvement process requirements detailed in BOR Policy 6:4. Upon approval of this Preliminary Facility

(Continued)

DRAFT MOTION 20180327_7-U:

I move to approve SDSU’s Preliminary Facility Statement for upgrading the Pierson Hall HVAC, at a cost of \$2,578,000 to be funded with M&R dollars and to exempt the project from the Board’s Capital Improvements Policy.

SDSU Pierson Hall HVAC Upgrades PFS

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Statement the university will request the Office of the State Engineer to initiate the selection process for a professional design consultant.

No building committee is needed for this project as SDSU will be requesting OSE to exempt the project from the capital improvement process.

ATTACHMENTS

Attachment I – SDSU Pierson Hall HVAC Upgrades PFS and Site Analysis

PRELIMINARY FACILITY STATEMENT
Pierson Hall HVAC Upgrades
South Dakota State University
February 15th, 2018

South Dakota State University (SDSU) requests approval of this Preliminary Facility Statement so a consulting engineering firm may be procured to design the upgrades to the Pierson Hall heating, ventilating, and air conditioning systems. SDSU requests that the project be exempted from the Capital Improvement Process requirements detailed in BOR Policy 6.6 and 6.4. Upon approval of this Preliminary Facility Statement the University will request the Office of the State Engineer to initiate the selection process for a professional design consultant.

1. General programmatic needs to be addressed:

Pierson Hall is a traditional dormitory housing facility on the campus. The facility was constructed in 1965. The intent of this project is to complete heating, ventilating, and air conditioning system upgrades throughout the building. The nature of the project is maintenance and repairs. This scope of the project will be replacement of the hot water radiation system throughout the building and installation of a new central air conditioning system to serve the residents. These repairs are necessary to extend the service life of the building.

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

The project will serve Pierson Hall, which houses approximately 438 undergraduate students. The heating system is original to the construction of the building in 1965. Necessary repairs have occurred and component parts replaced over time, however the heating system, at 53 years old, has reached the end of its service life. Air conditioning is provided by window units installed in each student's dormitory room. These were installed in 2014 to provide space cooling for the residents.

This existing system is not energy efficient. During construction of Jackrabbit Grove and Jackrabbit Village, the chilled water utility system was installed to also serve Brown Hall, Pierson Hall, Mathews Hall, and other buildings in the vicinity in the future. The chilled water utility is in close proximity to Pierson Hall and can be readily extended to this building. The new central air conditioning system will utilize the central campus chilled water system.

3. Additional services to be offered:

SDSU intends to install a replacement system HVAC system that will provide individual room controls, meet contemporary campus design and construction standards, and be more energy efficient than the existing system. This project would include installation of a centralized building cooling system and tie the building to the central chilled water system. This would replace the individual window air conditioners that were installed. The scope of this project would be similar to work accomplished in Brown Hall in 2015-2016.

4. Compliance with campus master plan:

The proposed project is consistent with plans for major renovations intended for SDSU's older residence halls to ensure existing halls remain contemporary and that necessary backlogged maintenance and repairs are completed.

5. Analysis of needs assessment based on the facilities utilization report:

Pierson Hall was completed in 1965. In the last 20 years, the primary maintenance and repairs have included roof replacement (1999), floor tile abatement and replacement (2001), restroom renovations (2007), hot water convertor replacement (2007), accessibility modifications (2009), and card access and security camera installation (2011). The project planned is part of continued maintenance and repairs. This project is likely to accomplish another future backlogged project, to replace acoustical ceilings due to the necessity for much of the HVAC upgrades to occur above the ceiling. Other projects are planned for Pierson Hall, including student room door replacement (FY19) and window replacement (FY19). These will be completed independently of the planned HVAC project. Future M&R projects will include flooring/carpet replacement.

The structural frame and exterior envelope are in good condition and of highly durable construction. Basic systems have been maintained, but have not been upgraded to current standards or levels of convenience and comfort since original construction.

6. Location:

Pierson Hall is part of the southeast residential neighborhood which includes the complex of residence halls devoted to lower level undergraduate housing. See attachment to this report showing Pierson Hall and its relationship to the southeast residential community.

7. Reallocation of old space if any:

Space within the building may be reallocated within the basement level for additional mechanical room space and vertical chases may be required for hot water and chilled water piping that will reallocate space within the building from one use to another. The gross area of the building is 82,886 sf.

8. Proposed funding source/sources:

The project will be funded by available funding for auxiliary system maintenance and repairs from two funding years. The project scope described above will be a combination of multiple projects included in the FY18 and FY19 auxiliary system maintenance and repair project list approved by the BOR. These projects are 3X1924 (\$1,100,000), 3X1810 (\$312,000), and 3X1811 (\$1,166,000). The total value of the project budget from these combined funds will be \$2,578,000.

9. Budget for development of a facility program plan:

The funding provided for the project includes the necessary funds to develop the schematic design. SDSU requests exemption from the Capital Improvement process due to the nature of the project as a maintenance and repair project.

End of Report

