

SOUTH DAKOTA BOARD OF REGENTS

Budget and Finance
Consent

AGENDA ITEM: 4 – P
DATE: December 11-12, 2019

SUBJECT

FY21 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 per 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 FY21 M&R project total for the auxiliary system is estimated to be \$16.5 million, campuses must expend two percent on average over a five-year period.

Approval of the FY21 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 20191211_4-P:

I move to approve the FY21 Auxiliary System M&R projects as presented in Attachment I.

FY21 Auxiliary System Maintenance & Repair Projects

Project #	Building Name	Project Name	M&R Class	Fund Source	Cost Estimate
<u>Black Hills State University</u>					
6X21XX	Resident Halls	Entry Vestibule	Alteration	Room Revenue	\$200,000
6X21XX	Humbert Hall	Shower Bathroom Upgrade	Renovation	Room Revenue	\$100,000
6X21XX	Heidepriem Hall	Window Replacement	Renovation	Room Revenue	\$200,000
6X21XX	Humbert Hall	Window Replacement	Renovation	Room Revenue	\$200,000
6X21XX	Thomas Hall	HVAC Upgrade	Renovation	Room Revenue	\$600,000
6X21XX	Wenona Cook	Shower Bathroom Upgrade	Renovation	Room Revenue	\$165,000
6X21XX	Wenona Cook	Hydronic Boiler Install	Renovation	Room Revenue	\$75,000
FY21 Auxiliary M&R Projects Total					\$1,540,000
<u>Dakota State University</u>					
8X21XX	Higbie Hall	AC upgrade	Renovation	RRR	\$450,000
8X21XX	Higbie Hall	Restroom Upgrades	Renovation	RRR	\$300,000
8X21XX	Richardson Hall	Flooring replacement (4th Floor)	Maintenance	RRR	\$35,000
8X21XX	Emry Hall	Hydronic Insulation Replacement (1st Floor)	Maintenance	RRR	\$35,000
8X21XX	Trojan Center	Restroom Upgrades	Renovation	RRR	\$80,000
FY21 Auxiliary M&R Projects Total					\$900,000
<u>Northern State University</u>					
5X2101	McWelsh Hall	Replace roof	Repair	Auxiliary M&R	\$150,000
5X2102	Briscoe Hall	Replace stair treads	Maintenance	Auxiliary M&R	\$50,000
FY21 Auxiliary M&R Projects Total					\$200,000
<u>South Dakota School of Mines & Technology</u>					
4X2101	Various	Residence Hall General Maintenance	Maintenance	Housing Fees/Revenues	\$95,000
4X2102	Surbeck Center	Surbeck General Maintenance	Maintenance	Housing Fees/Revenues	\$30,000
4X2103	Palmerton Hall	Renovation Project	Renovation	Housing Fees/Revenues	\$50,000
4X2104	Connolly Hall	Building Switches	Repair	Housing Fees/Revenues	\$55,000
4X2105	Various	Door Lock Replacement	Alteration	Housing Fees/Revenues	\$300,000
FY21 Auxiliary M&R Projects Total					\$530,000

FY21 Auxiliary System Maintenance & Repair Projects

Project #	Building Name	Project Name	M&R Class	Fund Source	Cost Estimate
South Dakota State University					
3X21XX	Meadows South	HVAC Upgrade and Building Skin Replacement	Repair	Rent Revenue	\$348,000
3X21XX	Meadows North	HVAC Upgrade and Building Skin Replacement	Repair	Rent Revenue	\$1,796,521
3X21XX	Meadows North	Apartment Cabinetry & Kitchen Updates	Renovation	Rent Revenue	\$400,000
3X21XX	Meadows South	Apartment Cabinetry & Kitchen Updates	Renovation	Rent Revenue	\$400,000
3X21XX	Meadows North	Interior Refinishing	Maintenance	Rent Revenue	\$927,000
3X21XX	Meadows South	Interior Refinishing	Maintenance	Rent Revenue	\$927,000
3X21XX	Binnewies Hall	Maintenance Painting	Maintenance	Rent Revenue	\$180,000
3X21XX	Residence Halls	Emergency M&R Repairs	Repair	Rent Revenue	\$350,000
3X21XX	Residence Halls	Concrete Replacement	Repair	Rent Revenue	\$100,000
3X21XX	Student Wellness Center	Refinish Interior Stairways	Maintenance	RRR	\$10,400
3X21XX	Student Wellness Center	Exterior Concrete Column Repairs	Repair	RRR	\$10,400
3X21XX	Student Wellness Center	Landscaping Maintenance & Upgrades	Repair	RRR	\$25,900
3X21XX	Student Wellness Center	Gym Curtain Dividers Replacement	Maintenance	RRR	\$61,100
3X21XX	Student Wellness Center	Planning - Lower Level Locker Rooms Remodel	Renovation	RRR	\$50,000
3X21XX	Student Wellness Center	Intramural Fields Upgrades	Repair	RRR	\$356,000
3X21XX	University Student Union	Phase 2 Remodeling to Grand Marketplace, Common areas, Conference Rooms, and Volstorff Ballroom	Renovation	RRR	\$2,100,000
3X21XX	University Student Union	Replace Motor Control Center	Repair	RRR	\$300,000
3X21XX	University Student Union	Make-up Air Unit (MUA) Replacement	Repair	RRR	\$250,000
3X21XX	University Student Union	Emergency M&R Repairs	Repair	RRR	\$300,000
3X21XX	University Student Union	Variable Speed Drives for Air Handling Units	Repair	RRR	\$100,000
3X21XX	Parking Lots	Crack Seal	Repair	Parking & Traffic Revenues	\$50,000
3X21XX	Parking Lots	Repair, Mill, & Overlay (e.g. PL101, PL114, PL118, PL145, & PL163)	Repair	Parking & Traffic Revenues	\$700,000
FY21 Auxiliary M&R Projects Total					\$9,742,321

FY21 Auxiliary System Maintenance & Repair Projects

Project #	Building Name	Project Name	M&R Class	Fund Source	Cost Estimate
University of South Dakota					
2X21XX		Planning & Design			\$100,000
2X21XX	Housing	Mechanical System Replacement & Repairs	Maintenance	RRR	\$20,000
2X21XX	MUC	Mechanical System Replacement & Repairs	Maintenance	RRR	\$10,000
2X21XX	Wellness	Mechanical System Replacement & Repairs	Maintenance	RRR	\$10,000
2X21XX	Housing	Electrical System Replacement & Repairs	Maintenance	RRR	\$10,000
2X21XX	MUC	Electrical System Replacement & Repairs	Maintenance	RRR	\$10,000
2X21XX	Wellness	Electrical System Replacement & Repairs	Maintenance	RRR	\$10,000
2X21XX	Housing	Roof Inspections and Repairs	Maintenance	RRR	\$10,000
2X21XX	MUC	Roof Inspections and Repairs	Maintenance	RRR	\$10,000
2X21XX	Wellness	Roof Inspections and Repairs	Renovation	RRR	\$10,000
2X21XX	MUC	Campus Camera, Card Access, and Panic Buttons	Maintenance	RRR	\$20,000
2X21XX	Coyote Village	Elevator jack packing	Maintenance	RRR	\$30,000
2X21XX	Coyote Village	Replace furniture	Maintenance	RRR	\$180,000
2X21XX	Brookman	NE Vestibule Upgrade	Maintenance	RRR	\$60,000
2X21XX	Brookman	Replace Roof	Maintenance	RRR	\$100,000
2X21XX	Brookman	Repair HVAC Exhaust System	Maintenance	RRR	\$100,000
2X21XX	Brookman	Replace Domestic Water Heating steam converter and upgrade BAS	Maintenance	RRR	\$50,000
2X21XX	Burgess	Renovate RHD Office 138	Renovation	RRR	\$60,000
2X21XX	North Complex	Wireless Access Control upgrades at Rooms	Renovation	RRR	\$70,000
2X21XX	North Complex	Renovation of Lounges	Maintenance	RRR	\$250,000
2X21XX	Richardson	Fourth Floor Restroom Renovation - Phase 1	Renovation	RRR	\$150,000
2X21XX	Richardson	Fourth Floor Interior Renovation - Phase 2	Renovation	RRR	\$1,100,000
2X21XX	Richardson	DDC room controls upgrade via JCI	Renovation	RRR	\$450,000
2X21XX	Richardson/Olson	Replace dryer vents	Maintenance	RRR	\$100,000
2X21XX	Richardson/Olson	Exterior Renovation - Grading/Landscaping	Maintenance	RRR	\$50,000
2X21XX	Richardson/Olson	Mechanical System Upgrade	Maintenance	RRR	\$600,000
2X21XX	Richardson/Olson	Replace main entrance aluminum doors	Renovation	RRR	\$40,000
2X21XX	Muenster	Chick-Fil-A Refresh	Renovation	RRR	\$10,000
2X21XX	Muenster	Qdoba Refresh	Renovation	RRR	\$20,000
			FY21 Auxiliary M&R Projects Total		\$3,640,000
			Grand Total FY21 Auxiliary System M&R Projects		\$16,552,321