SOUTH DAKOTA BOARD OF REGENTS

Budget and Finance

AGENDA ITEM: 6 – H
DATE: April 1, 2020

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SUBJECT

USD Health Sciences Building Facility Program Plan (FPP)

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

The University of South Dakota (USD) requests approval of its Facility Program Plan to construct a 45,000 gross square foot state-of-the-art Health Sciences Building that will support the anticipated growth and demand for healthcare workforce professionals in South Dakota. The new facility will provide a contemporary environment that strengthens the classroom, lab settings, collaborative and inter-professional efforts, and hands-on experiences in healthcare simulation, which are a critical focus for the School of Health Sciences (SHS). The Preliminary Facility Statement associated with this project was approved by the Board at its October 2019 meeting.

IMPACT AND RECOMMENDATIONS

Over the last ten years more than 4,400 individuals earned at least one degree from the School of Health Sciences. About sixty-three percent of those individuals (approximately 2,800 graduates) are working and/or living in South Dakota. As the demand for Health Science professionals has significantly increased over the last 10-15 years, a new Health Sciences Building has become a significant need at USD.

The primary constituents to be served by this facility are the students, faculty, and staff of eight of the ten Health Sciences majors (Addiction Counseling and Prevention, Dental

(Continued)

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DRAFT MOTION 20200401_6-H:

I move to approve USD's Facility Program Plan for the new Health Sciences Building at a cost not to exceed $22,000,000.

Hygiene, Health Sciences, Masters of Public Health, Medical Laboratory, Nursing, Physician Assistant, and Social Work). Additionally, external constituents will be served through the use of clinical skills, simulation and dental hygiene clinic space that will exist in the new facility. The focus of this project is to provide a state-of-the-art contemporary building which will support the academic, research, and service missions of eight of USD's fastest growing majors in health professional disciplines.

Currently, the Health Sciences programs are scattered at multiple locations across campus, with the majority housed in Julian Hall which was originally built in 1950 as a residence hall, but now is being used for various purposes. Julian Hall is not an adequate facility for the Health Sciences Programs. Current faculty office space, classroom space, and laboratory space is antiquated and inadequate to accommodate current needs and future growth.

Funding Sources

Source of funding for the Health Sciences Building is outlined below:

- $12,500,000 in HEFF M&R Bond
- $4,500,000 in Private/Local Funds
- $5,000,000 in One-time State Funds

Cost Estimate

Total Estimate of Probable Construction Costs	$17,870,000
A/V & IT Allowance/BIT	800,000
FF & E Allowance	500,000
A & E Fees	1,500,000
LEED/Commissioning	100,000
Testing	50,000
OSE Fees / USD Fees	300,000
Owner's Contingency:	880,000
Project Total	**$22,000,000**

ATTACHMENTS

Attachment I – USD Health Sciences Building Background

FACILITY PROGRAM PLAN (FPP)
Health Sciences Building
THE UNIVERSITY OF SOUTH DAKOTA

a. Programmatic Justification for Discrete Spaces:

A new 45,000 square-foot state of the art Health Sciences building will support the necessary and anticipated growth in demand for a health care workforce and provide a contemporary facility that strengthens the opportunities for inter-professional, collaborative, hands-on experiences in simulation, classroom, and lab settings which are a critical focus of the School of Health Sciences (SHS).

Over the last ten years more than 4,400 individuals earned at least one degree from the SHS. About sixty-three percent of those individuals –approximately 2,800 graduates- are working and/or living in South Dakota. As Health Science programs and the need for Health Science professionals has significantly expanded over the last 10-15 years, a new Health Sciences building has become a significant need at the University of South Dakota (USD). Currently, the Health Sciences Programs are scattered at multiple locations across campus, with the majority housed in Julian Hall which was originally built in 1950 as a residence hall but now is being used for different purposes. Julian Hall is not an adequate facility for the Health Sciences Programs. Current faculty office space, classroom space, and laboratory space is antiquated and inadequate to accommodate current needs and future growth.

Primary constituents to be served by this facility are the students, faculty, and staff of eight (8) of the ten (10) Health Sciences majors (Addiction Counseling and Prevention, Dental Hygiene, Health Sciences, Masters of Public Health, Medical Laboratory, Nursing, Physician Assistant, and Social Work). Additionally, external constituents will be served through the use of clinical skills, simulation and dental hygiene clinic space that will exist in the new facility. The focus of this project is to provide a state-of-the-art contemporary building which will support the academic, research, and service missions of eight (8) of USD's fastest growing majors in health professional disciplines.

b. Gross Square Footage:

Total gross square footage for the Health Sciences Building is 45,000 gross square feet and 1.033 acres.

c. Site Analysis:

The Health Sciences Building will be attached to the west of the existing Lee Medical Building and is located on the southwest corner of campus, on the corner of East Clark Street and North Dakota Street.

d. Description of Key Building Features:

The Health Sciences Building will consists of precast walls and masonry walls with aluminum curtain walls, structural steel joist and roof deck, and with a combination of metal and rubber roof

systems. The interior will house offices, labs, clinic spaces, large classrooms, conference rooms, study spaces, restrooms, elevator, and mechanical and electrical spaces.

e. Illustrative Floor Plans:

Conceptual floor plans, renderings, and an overall aerial picture of the building showing various functions and the relationship of the Health Sciences Building to existing campus are attached for your review. See exhibits.

f. Initial Cost Estimates:

The initial cost estimate is $22,000,000. The following presents the breakdown of the cost estimates.

Total Estimate of Probable Construction Costs	$17,870,000
A/V & IT Allowance/BIT	$800,000
FF & E Allowance	$500,000
A & E Fees	$1,500,000
LEED/Commissioning	$100,000
Testing	$50,000
OSE Fees / USD Fees	$300,000
Owner's Contingency:	$880,000
PROJECT TOTAL	**$22,000,000**

g. Impact to M&R:

This building is part of a larger campus plan to reduce total square footage and eliminate over $19M in critical deferred maintenance.

h. Budget for On-Going Operational Costs:

This building is part of a larger campus plan to reduce total square footage, improve utilization, lower operating costs, and increase overall efficiency.

i. Proposed Funding Sources for Costs of (i) Construction (ii) On-Going Operations and (iii) Maintenance and Repair:

(i) Source of funding for the Health Sciences Building is outlined below:

$12,500,000 in HEFF M&R Bond
$4,500,000 in Private/Local Funds
$5,000,000 in One-time State Funds

(ii) Utility and other operating costs (such as custodial services) will be redirected from the buildings that will be razed if the larger plan is approved.

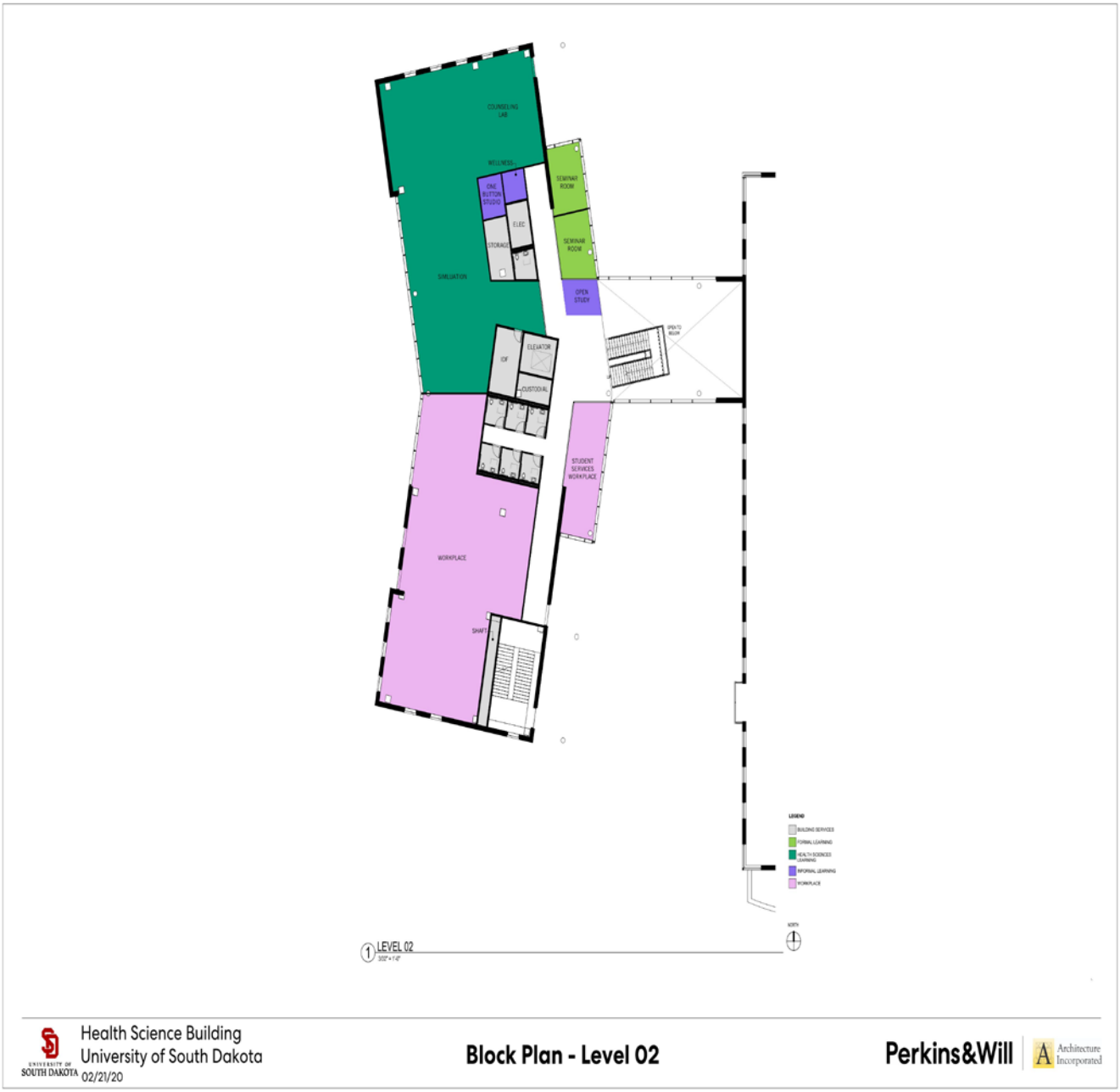
(iii) USD's maintenance and repair allocation.

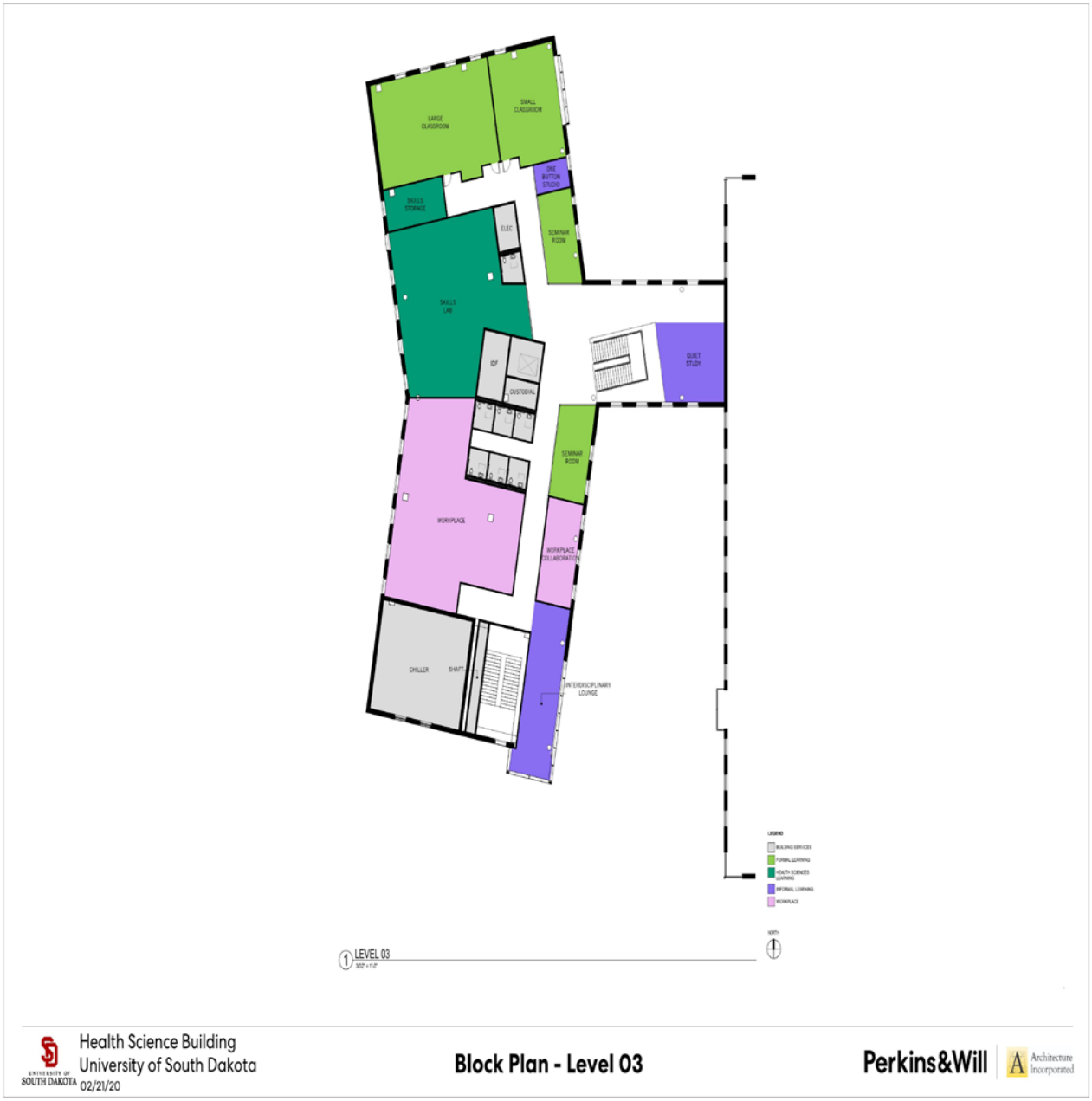
AERIAL OF SITE:

Health Science Building
University of South Dakota
02/21/20

Block Plan - Level 01

Perkins&Will | Architecture Incorporated


COUNSELING LAB
WELLNESS
ONE BUTTON STUDIO
ELEC
STORAGE
SIMULATION
SEMINAR ROOM
SEMINAR ROOM
OPEN STUDY
OPEN TO BELOW
ELEVATOR
IDF
CUSTODIAL
STUDENT SERVICES WORKPLACE
WORKPLACE
SHAFT
LEGEND
BUILDING SERVICES
FORMAL LEARNING
HEALTH SCIENCES LEARNING
INFORMAL LEARNING
WORKPLACE
NORTH
1 LEVEL 02
3/32" = 1'-0"
Health Science Building
University of South Dakota
02/21/20
Block Plan - Level 02
Perkins&Will
Architecture Incorporated


LARGE CLASSROOM
SMALL CLASSROOM
ONE BUTTON STUDIO
SKILLS STORAGE
ELEC
SEMINAR ROOM
SKILLS LAB
IDF
CUSTODIAL
QUIET STUDY
SEMINAR ROOM
WORKPLACE
WORKPLACE COLLABORATION
CHILLER
SHAFT
INTERDISCIPLINARY LOUNGE
LEGEND
BUILDING SERVICES
FORMAL LEARNING
HEALTH SCIENCES LEARNING
INFORMAL LEARNING
WORKPLACE
NORTH
1 LEVEL 03
Health Science Building
University of South Dakota
02/21/20
Block Plan - Level 03
Perkins&Will
Architecture Incorporated

Aerial Looking South:

Aerial looking North: