

SOUTH DAKOTA BOARD OF REGENTS

Budget and Finance

AGENDA ITEM: 6 – J

DATE: April 1, 2020

SUBJECT

SDSU Rodeo Grounds Practice Facility Preliminary Facility Statement (PFS)

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

South Dakota State University (SDSU) requests approval of the following Preliminary Facility Statement to explore the development of a new rodeo campus. New site amenities would include an indoor rodeo practice facility, two outdoor practice arenas, stables, equipment and commodity storage sheds, livestock pens, and other site improvements.

SDSU further requests that a building committee be formed for selection of an Architectural/Engineering Design consultant to provide space planning, program, project scope, and cost analysis for the Indoor Rodeo Practice Facility & Site Improvements project.

SDSU strives to provide high quality facilities for students, educators, and administrators. SDSU's goal is to create an exceptional collegiate rodeo experience for students by transforming the SDSU Rodeo Program into a nationally recognized top-five collegiate program.

(Continued)

DRAFT MOTION 20200401_6-J:

I move to approve SDSU's Preliminary Facility Statement and assign a building committee for the exploration and development of a new rodeo campus.

IMPACT AND RECOMMENDATIONS

The existing rodeo grounds occupy approximately 3.4 acres at the corner of Medary Avenue and the Highway 14 by-pass intersection. The existing facility does not allow for year-round practice, which is a competitive disadvantage compared to other collegiate rodeo programs. The existing facility is also prone to flooding in the spring. In addition to reduced access to practice facilities, livestock is housed at three separate remote locations and requires daily transportation to the existing practice facility. The team also rents space in the Swiftel Center for practice, which requires time for set-up, take-down, and transportation. The daily process takes an inordinate amount of the students' time, which could be dedicated to practice and academic pursuits. The remote practice and housing facilities are inefficient and expensive for students. The new rodeo grounds would enhance SDSU's national visibility and expand existing university community outreach programs

This project follows the key guiding principles for campus development, as outlined in the 2025 Master Plan. The project would improve the facilities for an existing university program. The facility would replace the existing under-utilized old Cow Calf Unit in the northwest corner of the main campus. The project would consolidate academic program functions on the main campus and enhance the student experience.

There are existing structures located on the old cow calf site. The existing structures would need to be removed to develop the indoor and outdoor practice facilities for the rodeo campus. The structures are currently used by academic programs. These academic functions would be relocated to another existing or new facility as part of the rodeo campus project.

Cost and Funding

The probable project cost is currently identified as \$8,800,000. The funding source for the project would be private donor funds. The development cost would include all new facilities and site upgrades for the rodeo campus.

ATTACHMENTS

Attachment I –SDSU Rodeo Grounds Preliminary Facility Statement

PRELIMINARY FACILITY STATEMENT (PFS)
FOR
RODEO INDOOR PRACTICE FACILITY & SITE IMPROVEMENTS
SOUTH DAKOTA STATE UNIVERSITY

DATE: April 2020

South Dakota State University requests approval of this Preliminary Facility Statement. We request that a building committee be formed for selection of an Architectural/Engineering design consultant to provide space planning, program, project scope, and cost analysis for the Indoor Rodeo Practice Facility & Site Improvements project.

a. General Programmatic Needs to be Addressed:

SDSU strives to provide high quality facilities for students, educators, and administrators. SDSU's goal is to create an exceptional collegiate rodeo experience for students by transforming the SDSU Rodeo Program into a nationally recognized top-five collegiate program. To accomplish this goal the university would like to explore the development of a new rodeo campus. New site amenities would include an indoor rodeo practice facility, two outdoor practice arenas, stables, equipment and commodity storage sheds, livestock pens, and other site improvements.

b. Analysis of the Student Body or Constituents to be Served:

The existing rodeo grounds occupy approximately 3.4 acres at the corner of Medary Avenue and the Highway 14 by-pass intersection. The existing facility does not allow for year-round practice, which is a competitive disadvantage compared to other collegiate rodeo programs. The existing facility is also prone to flooding in the spring. In addition to reduced access to practice facilities, livestock is housed at three separate remote locations and requires daily transportation to the existing practice facility. The team also rents space in the Swiftel Center for practice, which requires time for set-up, take-down, and transportation. The daily process takes an inordinate amount of the students' time, which could be dedicated to practice and academic pursuits. The remote practice and housing facilities are inefficient and expensive for students. The new rodeo grounds would enhance SDSU's national visibility and expand existing university community outreach programs.

c. Additional Services to be Offered:

Access and time would be most dramatically impacted by the new rodeo campus. The campus would enable our rodeo team members to use their time more efficiently. As previously mentioned, students with horses invest a significant amount of time each day trailering horses to and from the practice arena. Once our cowboys and cowgirls arrive at practice significant time is spent waiting for their turn in the single practice arena which is available. The new campus includes three practice arenas which would enable multiple practice activities to occur concurrently. By enabling students to use their time more efficiently, students would have more time for academic pursuits. The indoor arena would enable students to practice in January and February which is currently not practical due to weather.

d. Compliance with Master Plan:

This project follows the key guiding principles for campus development, as outlined in the 2025 Master Plan. The project would improve the facilities for an existing University program. The facility would replace the existing underutilized old Cow Calf Unit in the northwest corner of the main campus. The project would consolidate academic program functions on the main campus and enhance the student experience. The probable project cost is currently identified as \$8,800,000.

e. Analysis of Needs Assessment Based on the Facilities Utilization Report:

SDSU Rodeo is affiliated with the National Intercollegiate Rodeo Association, which is represented on more than 200 college and university campuses throughout the United States. The program averages 55 traveling members per year. The new rodeo campus would impact recruiting by creating new facilities, increasing student access, and expanding training opportunities. Some South Dakota High School cowboys and cowgirls currently choose to attend college in southern states due to the opportunities for an extended practice season. The indoor practice facility would allow SDSU to offer those same opportunities and increase our chances of keeping our best South Dakota student-athletes in the state.

The main building would provide enclosed space for rodeo team practice activities, a small spectator seating area, offices, meeting room, and storage and support spaces. The conditioned indoor practice arena would provide space for year-round practice activities. The practice facility could also be used for year-round community outreach projects. The facility would improve the current student experience and recruitment opportunities for the university.

The development would also include covered commodity and equipment storage sheds and animal boarding sheds. The ability to house animals onsite would eliminate the burden of transporting animals from remote boarding facilities. Students would be able to devote more time to practice. The cost of boarding animals off campus could also be invested in University assets in-lieu of private facilities to further bolster the rodeo program. However, the off set in costs would not fully cover the required operations and maintenance costs of the new facility.

f. Location:

The preferred development site would be the old cow calf unit, located in the northwest corner of the SDSU main campus. The site consists of approximately 28 acres of contiguous land. The site would be capable of accommodating a 50,000 gsf indoor practice facility, 10,000 gsf of storage sheds and 12,000 gsf of livestock sheds. The site would also accommodate pasture areas, two outdoor practice arenas, boarding pens, commodity storage, and parking areas. Municipal utilities would be readily available at this location, which would reduce the impact of site development costs on the overall project. Vehicular access from Medary Avenue and 11th Street would be possible and reduce site access development costs. The location would also be convenient for students and staff to access from the main campus. Site layout and program requirements would be further developed after a design team has been engaged on the project.

g. Reallocation of Old Space:

There are existing structures located on the old cow calf site. The existing structures would need to be removed to develop the indoor and outdoor practice facilities for the rodeo campus. The structures are

currently used by academic programs. These academic functions would be relocated to another existing or new facility as part of the rodeo campus project.

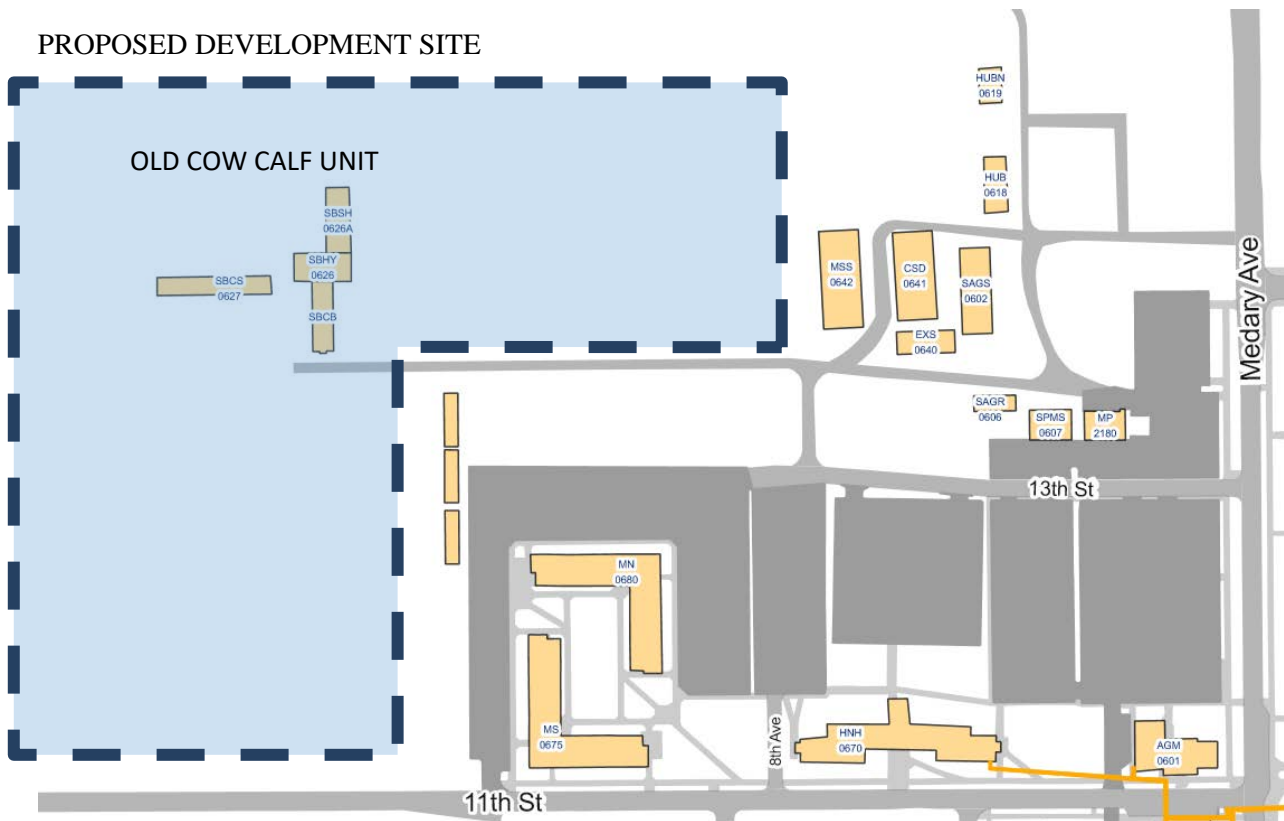
h. Proposed Funding Source(s):

Based on historic and industry cost data the probable project cost would be \$8,800,000. The funding source for the project would be private donor funds. The development cost would include all new facilities and site upgrades for the rodeo campus; as well as, facility and site needs for other academic programs impacted by the project.

i. Budget for Development of a Facility Program Plan:

Private donor funds will be used for the space planning and programming services necessary to conduct this planning study, conceptual design, and cost analysis. The budget for these services would be \$200,000. A work request has been submitted.

PROPOSED DEVELOPMENT SITE



End of Report