

SOUTH DAKOTA BOARD OF REGENTS

Budget and Finance
Consent

AGENDA ITEM: 5 – N
DATE: December 9-10, 2020

SUBJECT

FY22 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 a 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 FY22 2% M&R project total for the auxiliary system is estimated to be \$13.7 million. The campuses must expend two percent on average over a five-year period.

Approval of the FY22 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 20201209_5-N:

I move to approve the FY22 Auxiliary System M&R projects as presented in Attachment I.

FY22 Auxiliary System Maintenance & Repair Projects

Project #	Building Name	Project Name	M&R Class	Fund Source	Cost Estimate
<u>Black Hills State University</u>					
6X22XX	Wenona Cook Hall	Roof Replace	Repair	Room Revenue	\$200,000
6X22XX	Thomas Hall	Boiler/Domestic Water Replace	Renovation	Room Revenue	\$500,000
6X22XX	Student Union	Mechanical Upgrade	Renovation	General Activity Fee	\$150,000
FY22 Auxiliary M&R Projects Total					\$850,000
<u>Dakota State University</u>					
8X22XX	Emry Hall	Hydrominc Pipe linsulation	Maintenance	RRR	\$30,000
8X22XX	Zimmermann	Air Conditioning	Renovation	RRR	\$1,000,000
8X22XX	Richardson Hall	Flooring Replacement	Alteration	RRR	\$50,000
FY22 Auxiliary M&R Projects Total					\$1,080,000
<u>Northern State University</u>					
5X22XX	McWelsh Hall	HVAC upgrade/DDC Controls	Renovation	Auxillary M&R	\$150,000
5X22XX	McWelsh Hall	Window/Entrance replacement	Renovation	Auxillary M&R	\$40,000
5X22XX	Various Buildings	Painting as needed	Maintenance	Auxillary M&R	\$30,000
5X22XX	Kramer Hall	Upgrade BAS/ network engine	Maintenance	Auxillary M&R	\$10,000
5X22XX	Kramer Hall	Security Cameras	Maintenance	Auxillary M&R	\$12,000
5X22XX	McWelsh Hall	Security Cameras	Maintenance	Auxillary M&R	\$12,000
5X22XX	Briscoe Hall	Security Cameras	Maintenance	Auxillary M&R	\$12,000
5X22XX	Briscoe Hall	Replace Carpet	Maintenance	Auxillary M&R	\$40,000
5X22XX	Briscoe Hall	Replace doors and hardware	Renovation	Auxillary M&R	\$60,000
FY22 Auxiliary M&R Projects Total					\$366,000
<u>South Dakota School of Mines & Technology</u>					
4X22XX	Various	Residence Hall General Maintenance	Maintenance	Housing Fees/Revenues	\$95,000
4X22XX	Devereaux Library	Einstein's in Library (FF&E)	Renovation	Revenues	\$100,000
4X22XX	Surbeck Center	Surbeck General Maintenance	Maintenance	Housing Fees/Revenues	\$30,000
FY22 Auxiliary M&R Projects Total					\$225,000

FY22 Auxiliary System Maintenance & Repair Projects

Project #	Building Name	Project Name	M&R Class	Fund Source	Cost Estimate
South Dakota State University					
3X22XX	Meadows South	HVAC upgrade & Building Skin Replacement	Maintenance	Rent Revenue	\$3,100,000
3X22XX	Meadows South	Interior Refinishing	Repair	Rent Revenue	\$927,000
3X22XX	Residence Halls	Concrete replacement	Repair	Rent Revenue	\$103,000
3X22XX	Residence Halls	Emergency M&R Repairs	Repair	Rent Revenue	\$360,500
3X22XX	Pierson Hall	Building Renovations (Planning Project)	Renovation	Rent Revenue	\$385,000
3X22XX	Student Wellness Center	Restroom Repairs (Spine & Student Health)	Repair	RRR	\$69,300
3X22XX	Student Wellness Center	Day Locker Refurbish	Repair	RRR	\$40,400
3X22XX	Student Wellness Center	Sand Volleyball Court Addition	Renovation	RRR	\$28,000
3X22XX	Student Wellness Center	Remedial Roof Repairs	Repair	RRR	\$15,000
3X22XX	Student Wellness Center	Planning - Lower Level Locker Rooms Remodel	Renovation	RRR	\$50,000
3X22XX	University Student Union	Phase 02 renovation (plumbing, lighting, finishes)	Renovation	RRR	\$2,120,000
3X22XX	University Student Union	Makeup Air Unit - Replace Coils & Upgrade Controls	Alteration	RRR	\$273,000
3X22XX	University Student Union	Kitchen Exhaust Ductwork Modifications/Repairs	Repair	RRR	\$44,000
3X22XX	University Student Union	Air Handling Units 1 to 10 - Upgrade to Digital Controls	Alteration	RRR	\$378,000
3X22XX	University Student Union	Combine Heating & Cooling Piping Loops	Alteration	RRR	\$83,000
3X22XX	University Student Union	Kitchen Exhaust Ductwork Modifications/Repairs - Weary Will's	Repair	RRR	\$43,000
3X22XX	University Student Union	Replace Sanitary Sewer in SW Quadrant of Building	Repair	RRR	\$44,000
3X22XX	Campus	Crack Seal	Repair	Parking & Traffic Revenues	\$26,000
3X22XX	Campus	Mill & Overlay Parking Lot 163	Repair	Parking & Traffic Revenues	\$122,000
FY22 Auxiliary M&R Projects Total					\$8,211,200
University of South Dakota					
2X22XX	Campus	Planning & Design		RRR Fund	\$50,000
2X22XX	Campus	Mechanical and Electrical Upgrades & Repairs	Maintenance	RRR Fund	\$150,000
2X22XX	Beede/Mickelson Hall	Mechanical System Upgrade	Maintenance	RRR Fund	\$1,000,000
2X22XX	Richardson Hall	Interior Renovation Phases 3 & 4	Renovation	RRR Fund	\$1,450,000
2X22XX	Muenster	Paint Second Floor Spaces	Maintenance	RRR Fund	\$50,000
2X22XX	Wellness	Replace Metal Roof	Maintenance	RRR Fund	\$250,000
FY22 Auxiliary M&R Projects Total					\$2,950,000
Grand Total FY22 Auxiliary System M&R Projects					\$13,682,200