

**SOUTH DAKOTA BOARD OF REGENTS**

**Budget and Finance**

**AGENDA ITEM: 6 – B**

**DATE: June 24, 2020**

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**SUBJECT**

**SDSU The Barn Renovation 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**

SDSU requests approval of this Preliminary Facility Statement (PFS) to complete planning and construction of future renovations of The Barn. We request that this project replace the Visual Arts Project in the Board of Regents 2012 Capital Project Plan.

The goal of the university and School of Design is to foster excellence in student learning, recruiting, and retaining high performing students and faculty, to strengthen discovery and creative activities and to achieve national distinction. The proposed project is a key part of a sequential process that will provide long-term quality instructional and creative space for the School of Design and would position academic programs for accreditation and reaccreditation.

Imagine 2023 is a plan of the university to foster academic scholarship and creative works. This includes pursuing new accreditations for some academic programs and achieving reaccreditation for other programs. SDSU seeks to make these improvements comprehensively to include all creative design programs in the fields of art, design, and the built environment.

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**DRAFT MOTION 20200624\_6-B:**

I move to approve SDSU’s Preliminary Facility Statement for the renovation of The Barn at an estimated cost of \$10-\$15M.

Through the external review of the program and facilities, various existing buildings and sites have been examined for programs within the School of Design. Buildings that have been studied for the School of Design are the Seedhouse, Lincoln Hall, and The Barn.

The university sees distinct potential in renovating The Barn. It would provide good student and public access. It is centrally located on campus and relatively close to other buildings that house programs within the School of Design. The Barn was originally constructed in 1918 as the armory and remodeled in the 1960s for student recreation and academic purposes. Most recently, the building has been used for academic swing space and received minor maintenance and renovations over the past twenty years.

The building area includes a large open gymnasium with high ceilings and infilled window openings. SDSU would plan to reinstall the numerous windows on each side of the building for access to daylight. The combination of a large open space and daylight would be ideal for studio art and built environment design programs. The interior of the building could be readily modified and repurposed to serve this educational function. Campus fiber optics, domestic water, sanitary sewer, storm sewer, electrical, gas, steam and chilled water utilities are connected to the building through a lower level mechanical room and perimeter tunnel system. These systems are readily available but would need to be upgraded or maintained as a function of the overall renovation project.

While the building offers great potential for the School of Design, maintenance and repairs would be required to modernize and make the facility functional for the School of Design. Maintenance and repair work that would need to be accomplished as part of the renovation project include domestic plumbing, sanitary sewer, lighting, heating, cooling, ventilation, accessibility, and life safety improvements.

#### Proposed Funding

Full project costs have been estimated at \$10-\$15M. The project would be funded with a combination of HEFF, other funds, and private donations. There is \$7.5 million in bonded HEFF funds that would become available in FY26 or FY27 when bonds are issued. The university requests the funding be redirected from the previously identified SDSU Visual Arts Project identified in the 2012 BOR Capital Project Plan to The Barn Renovation project.

## **IMPACT AND RECOMMENDATIONS**

Assuming reuse of the Barn, this project would reallocate existing space within the facility that is currently unoccupied. Space occupied by Health & Nutritional Sciences and Extension Services would be vacated. Health & Nutritional Sciences and associated Extension Services would be consolidated into Wagner Hall and backfill space currently occupied by the Interior Design program. Vacated space in McFadden Biostress would be repurposed to accommodate space needs within the Plant Science, Biology & Microbiology, and Natural Resource Management Departments. The vacated First Year Studio space would be returned

to general university storage space. Program requirements moved out of Grove Hall would alleviate existing overcrowding in the building.

SDSU requests approval of The Barn Preliminary Facility Statement to facilitate additional work and progress in meeting this objective.

**ATTACHMENTS**

Attachment I –SDSU The Barn Renovation PFS

**PRELIMINARY FACILITY STATEMENT  
FOR**

**THE BARN RENOVATIONS  
SOUTH DAKOTASTATE UNIVERSITY**

**DATE: June 24, 2020**

**SDSU requests approval of this Preliminary Facility Statement to complete planning and construction of future renovations of the Barn. We request that this project replace the Visual Arts Project in the Board of Regents 2012 Capital Project Plan.**

**A. GENERAL PROGRAMMATIC NEEDS TO BE ADDRESSED:**

The university's and School of Design's goal is to foster excellence in student learning, recruiting, and retaining high performing students and faculty, to strengthen discovery and creative activities and to achieve national distinction. The proposed project is a key part of a sequential process that will provide long term quality instructional and creative space for the School of Design and would position academic programs for accreditation and reaccreditation.

Imagine 2023 is a plan of the university to foster academic scholarship and creative works. This includes pursuing new accreditations for some academic programs and achieving reaccreditation for other programs. SDSU seeks to make these improvements comprehensive to include all creative design programs in the fields of art, design, and the built environment. SDSU plans to explore renovation options for The Barn that would include the 3D Studio Art, Interior Design and Landscape Architecture programs. The First Year Design Studio and Graphic Design programs would also be considered as part of the renovation project. Grove Hall would house 2D arts including printmaking and painting. The Architecture program would remain in the Chicoine Architecture, Mathematics, and Engineering Building.

The 3D Studio Art and Graphic Design programs are not accredited at this time and are awaiting a decision from a spring 2020 site visit and program review. Facility improvements are essential to this goal and improvement of educational opportunities for students. The Interior Design Program is an accredited program and was reaccredited in March 2020. Landscape Architecture also received full accreditation in March 2020. Facility improvements would address some deficiencies noted in accreditation peer reviews. The First Year Studio is currently housed in an upgraded storage facility on the western edge of campus. Moving the First Year Studio to space in The Barn would make the studio more accessible to students and provide the School of Design a prominent location in the center of campus. The 3D Studio Art programs were recently relocated to The Barn in preparation for future renovations to the building. Additional needs of these programs

would be identified in the planning process and supplemented through the overall renovation project.

Three different external reviews over the last eight years have deemed the programs of the School of Design healthy and the curriculum strong, but all have noted facilities are an obstacle to future accreditation and reaccreditation. This project would address facility deficiencies and facilitate future accreditation and reaccreditation of degree programs. Improved facilities would also benefit overall recruitment for the School of Design.

**B. ANALYSIS OF THE STUDENT BODY OR CONSTITUENTS TO BE SERVED:**

The project would support students pursuing majors and minors in Studio Art, Graphic Design, Landscape Architecture, and Interior Design. All programs would be able to pursue or establish accreditation within their respective fields because of the renovated facility. The project scope offers the opportunity for collaboration between related disciplines that currently exist in separate locations throughout campus. The project would benefit all students enrolled as majors of the School of Design degree programs. These programs include 6 different certification designations and an Art Education specialization. The School of Design coursework is also available as elective courses for all students.

**C. ADDITIONAL SERVICES TO BE OFFERED:**

All programs are focused on creative design and contribute directly or affect our built environment. Co-location of programs would provide synergistic benefits from exposing students to multiple creative processes and disciplines. Co-location of the creative efforts of students and faculty of 3D Studio Art, Graphic Design, Interior Design, and Landscape Architecture in a single expanded facility would provide exposure to design efforts and principles that translate across these disciplines. Students would experience a greater understanding of cross discipline design principles and how they can be applied to design solutions within their focus of study.

The educational and accreditation goals that are tied to facilities would be accomplished with improved studio spaces and studio support spaces. Dedicated studio spaces for all upper level design programs would provide a distinct program enhancement important to accreditation of creative design programs. The improved facilities would benefit Interior Design, Landscape Architecture, and Studio Art.

The proposed facility would include an outdoor creative yard for the exploration and creation of works of art and landscape architecture that can only be done outside in larger environments. Such spaces have enormous potential to encourage collaboration between and among the design disciplines including studio art, graphic design, architecture, interior design, and landscape architecture. There is ample space around The Barn that could accommodate this type of outdoor learning laboratory.

**D. COMPLIANCE WITH CAMPUS MASTER PLAN:**

This project would be consistent with the Imagine 2023 Strategic Plan, 2025 Facility Master Plan and Millennium Master Plan. The project would consolidate the Interior Design, Landscape Architecture, and 3D Studio Art programs within the School of Design into a single facility that is centrally located. The First Year Studio and Graphic Design program would also be considered for relocation to the newly renovated Barn. The Barn is located near other programs in the School of Design. The project would renovate The Barn into a facility that would meet the contemporary academic needs of the university and the School of Design. The renovation project would strengthen the existing core of SDSU's main campus. The Barn Renovation project would incorporate program elements from the Visual Arts Building Project indicated in the 2012 BOR Capital Project Plan. The renovation project would accomplish many of the goals outlined in that plan within the existing Barn facility.

**E. ANALYSIS OF NEEDS ASSESSMENT BASED ON THE FACILITIES UTILIZATION REPORT:**

The School of Design Studio Art and Graphic Design programs are in Grove Hall, the converted 1960s food service commons, which houses offices, studios, and classrooms. Grove Hall would continue to house the space intensive printmaking and painting functions and the First Year Design Studio with limited building modifications. Relocating some faculty offices would alleviate the overcrowding that currently exists in Grove Hall. The final determination of program elements in the Barn and Grove Hall would be determined after a detailed program analysis has been completed by our design consultants. The Architecture Program is in the Chicoine Architecture, Mathematics, and Engineering Building. The program would remain in the AME building. The Interior Design Program is currently located on the east side of the second floor of Wagner Hall. Existing Landscape Architecture space is split between The Barn and McFadden Biostress Building. 3D Studio Art studio space is in The Barn. The First Year Design Studio is currently located in a renovated storage shed on the west edge of campus. The Barn Renovation project would consolidate the Interior Design, Landscape Architecture, and 3D Studio Art into one centrally located facility. The initial analysis would also include Graphic Design and the First Year Studio as potential candidates for The Barn Renovation project. The outcome of the project would consolidate the School of Design into three centrally located buildings instead of six.

Interior Design and Graphic Design require additional program space to meet current enrollment needs, accreditation standards, and studio space requirements. Additional space for these programs is not readily available. The existing space allocation for these programs in Wagner Hall and Grove Hall does not allow for expansion to meet growing enrollment needs and accreditation requirements. Renovation of The Barn could allocate adequate space to meet the needs of these programs.

Improved facilities are needed to foster creative and artistic activity among faculty and students in the design fields, including 3D Studio Art, Graphic Design, Interior Design, and Landscape Architecture. Co- location of these programs would enhance faculty collaboration and access to students. The renovation efforts would result in a facility that fosters cross disciplinary education.

**F. LOCATION:**

Through the external review of the program and facilities, various existing buildings and sites have been examined for programs within the School of Design. Buildings that have been studied for the School of Design are the Seedhouse, Lincoln Hall, and the Barn. The university sees distinct potential in renovating The Barn. It would provide good student and public access. It is centrally located on campus and relatively close to other buildings that house programs within the School of Design. The Barn was originally constructed in 1918 as the armory and remodeled in the 1960s for student recreation and academic purposes. Most recently, the building has been used for academic swing space and received minor maintenance and renovations over the past twenty years. The building area includes a large open gymnasium with high ceilings and infilled window openings. SDSU would plan to reinstall the numerous windows on each side of the building for access to daylight. The combination of a large open space and daylight would be ideal for studio art and built environment design programs. The interior of the building could be readily modified and repurposed to serve this educational function. Campus fiber optics, domestic water, sanitary sewer, storm sewer, electrical, gas, steam and chilled water utilities are connected to the building through a lower level mechanical room and perimeter tunnel system. These systems are readily available but would need to be upgraded or maintained as a function of the overall renovation project. While the building offers great potential for the School of Design, maintenance and repairs would be required to modernize and make the facility functional for the School of Design. Maintenance and repair work that would need to be accomplished as part of the renovation project include domestic plumbing, sanitary sewer, lighting, heating, cooling, ventilation, accessibility, and life safety improvements.

The Interior Design, 3D Studio Art, and Landscape Architecture currently occupy 14,600 net square feet of space in Wagner Hall, the Barn, and McFadden Biostress buildings. We believe these programs could be co-located to The Barn. The available program space in the Barn would be roughly 28,000 nsf. The Graphic Design and First Year Design Studio program would also be considered for co-location to The Barn. These programs currently occupy 4,200 nsf in Grove Hall and the West Storage Shed. The additional space could accommodate an integrated studio, faculty offices, faculty studios, general classrooms, and future program growth. The available space in The Barn would be studied by our design consultants to determine the existing and future program requirements that could be accommodated in The Barn. The space program developed for the School of Design in 2015 identified space needs of approximately 27,000 nsf for the programs. Outdoor space would also be available on the north and east sides of the building for additional educational program space, entrance definition, sculpture yard, materials storage yard, and delivery access. The renovation project would offer an opportunity to conserve existing facility resources in a manner that would be more cost effective than new construction. Preliminary design and concept development would examine the development of the facility to serve the School of Design.

**G. REALLOCATION OF OLD SPACE, IF ANY:**

Assuming reuse of The Barn, this project would reallocate existing space within the facility that is currently unoccupied. Space occupied by Health & Nutritional Sciences and Extension Services would be vacated. Health & Nutritional Sciences & associated Extension Services would be consolidated into Wagner Hall and backfill space currently occupied by the Interior Design program. Vacated space in McFadden Biostress would be repurposed to accommodate space needs within the Plant Science, Biology & Microbiology, and Natural Resource Management Departments. The vacated First Year Studio space would be returned to general university storage space. Program requirements moved out of Grove Hall would alleviate existing overcrowding in the building.

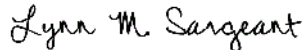
**H. PROPOSED FUNDING SOURCE/SOURCES:**

The project would be funded by a combination of Higher Education Facilities Funds and private gifts. Full project costs have been estimated to be between ten and fifteen million. The project would be funded with a combination of HEFF, other funds and private donations. There is \$7.5 million in bonded HEFF funds that would become available in FY26 or FY27 when bonds are issued. The University requests the funding be redirected from the previously identified SDSU Visual Arts Project identified in the 2012 BOR Capital Project Plan to The Barn Renovation project.

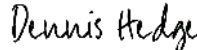
**I. BUDGET FOR DEVELOPMENT OF A FACILITY PROGRAM PLAN:**

The university is not currently seeking professional design services. The project development would occur when bonded funds or private funding is available to allow for design and construction to occur in a continuous manner.

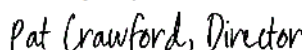
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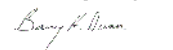
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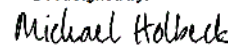
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